



Solihull Council

BUILDING**DESIGN**  
STUDIO

# Cheswick Green Primary School

Drainage Operation and  
Maintenance

Project No. 17011

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<b>Project title</b>	Alderbrook Academy	<b>Project Number</b>
<b>Report title</b>	Drainage Operation and Maintenance	17011

**Document Revision History**

Revision Ref	Issue Date	Purpose of Issue / Description of Revision
P01	28/06/22	Planning Conditions

**Date** 28/06/22

**Signature** 

**Signed by** W.S.Plant

# Content

1.0 Operation and Maintenance

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# 1.0 Operation and Maintenance

A maintenance regime should be enacted regularly as part of the normal facilities management duties. A record maintenance log should be kept and updated accordingly.

The following is a maintenance schedule that should be followed and updated as necessary throughout the lifetime of the development.

Ref.	Maintenance Activity	Frequency of activity (months)				
		1	3	6	12	A/R
1.0	Manholes (General)					
1.1	Check cover is not damaged and fits securely			✓		
1.2	Check inlet and outlet are free flowing and not obstructed			✓		
1.3	Check security of fitting for all manhole ironmongery			✓		
1.4	Check benching for scour or build-up of debris			✓		
1.5	Check joints in construction for damage or inflow				✓	
1.6	Record maintenance inspection in logbook			✓		
2.0	Gullies & drainage channels					
2.1	Check grating is undamaged and fits securely	✓				
2.2	Inspect internal gully/sump chamber, remove debris from traps and check outfall is clear and free flowing			✓		
2.3	Record maintenance inspection in logbook	✓				
3.0	Conveyance Pipes					
3.1	Carry out flow test between manholes to ensure free flow of system				✓	
3.2	Jetting and clearance of blockages, debris, or silt					✓
3.3	Inspection by CCTV – should problem arise as a result of the flow test					✓
3.4	Cutting of growth into pipe					✓
3.5	Record maintenance inspection in logbook				✓	
4.0	Vortex Flow Control					
4.1	Check flow control mount to ensure secure fitting		✓			
4.2	Check inlet to flow control is free flowing and not obstructed		✓			
4.3	Remove silt from the sump			✓		
4.4	Record maintenance inspection in logbook		✓			

Ref.	Maintenance Activity	Frequency of activity (months)				
		1	3	6	12	A/R
5.0	Attenuation Structures (tanks)					
5.1	Inspect inlet/outlet chambers for evidence of poor operation, and clear when necessary.			✓		
5.2	Visual inspection of overflow pipes and vent pipes				✓	
5.3	Remove sediment from pre-treatment sump chamber			✓		
5.4	Monitor any inspection chambers. Check for water level and silt at base of tank				✓	
5.5	Record maintenance inspection in logbook			✓		
6.0	Porous Pavements					
6.1	Initial inspection (monthly for 3 months after installation)	✓				
6.2	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action		✓ <sup>①</sup>			
6.3	Inspect for silt accumulation to establish appropriate brushing frequencies. Identify any depressions which may require re-setting				✓	
6.4	Monitor any inspection chambers. Check for water level and silt at base of pavement				✓	
6.5	Brushing and vacuuming (adjust equipment to avoid removing jointing material)				✓ <sup>②</sup>	
6.6	Removal of weeds (treat directly with glyphosate – no spray)					✓
6.7	Record maintenance inspection in logbook		✓			
7.0	Infiltration Trench and Swale					
7.1	Remove litter (including leaf litter) and debris from drain surface.					✓
7.2	Inspect drain surface and outlet pipework for blockages, clogging, standing water and structural damage	✓				
7.3	Inspect pre-treatment systems, inlets and perforated pipework for silt accumulation, and establish appropriate silt removal frequency			✓		
7.4	Remove or control tree roots where encroachment is occurring to the sides of the trench. Use method as recommended in NJUG or BS 3998.					✓

Ref.	Maintenance Activity	Frequency of activity (months)				
		1	3	6	12	A/R
7.5	At locations with high pollution loads, remove surface geotextile and replace or wash, and replace overlying filter material.					✓

- ① At specified maintenance frequency or 48 hours after extreme weather event.
- ② At specified maintenance frequency or as required.