

DRAINAGE SYSTEM MAINTENANCE STRATEGY FOR REDEVELOPMENT OF LAND AT 57 TOP DARTFORD ROAD, HEXTABLE, BR8 7SG.

DATE: October 2023

OUR REF: CDA-2601 Drainage maintenance strategy v1.0

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EXTERNAL PAVING SURFACE WATER DRAINAGE SYSTEM(s).

The disposal of surface water from the proposed hard paved areas will be by means of a combination of permeable paving (non-infiltration), proprietary drainage channels and individual trapped gullies where required to suit proposed levels and gradients.

Any drainage channels will be provided with a sump outlet unit with integral silt bucket to intercept any debris or detritus from entering the surface water drainage system. All roag gullies will have integral traps.

In order to ensure optimum operation of the drainage network and that they will operate within the designed parameters for the life of the development regular inspections and maintenance of the various drainage elements are required in accordance with the maintenance schedule below.

The maintenance strategy should incorporate various tasks including litter and debris collection, inspections of inlets, outlets, grass cutting and general landscape maintenance.

The maintenance schedule below should be adopted and integrated with the general site care as part of an overall site management plan. The responsibilities for maintenance should also be identified within the management plan and the site owner/occupier must ensure that a copy of the management plan is retained on site.

The private onsite drainage networks will be owned, at the time this strategy was prepared, by Barchester Healthcare with any maintenance requirements being the responsibility of Barchester and/or their appointed site operator. The ownership of the drainage networks and consequently maintenance liabilities would be transferred to any subsequent owner of the site should it be sold in the future.

In all instances, inspection and cleaning of drainage systems is to be carried out only by suitably trained personnel or specialist contractors, following the guidelines given in BS EN 752 Part 7 1998 "Maintenance and Operations" and "Safe Working in Sewers and at Sewage Works", published by the National Joint Health and Safety Committee for the Water Services.

It should be noted that under no circumstances should unprotected or untrained personnel enter the drainage system(s).

All the surface drainage features are either located within or at close proximity to the hard paved circulation areas and therefore are easily accessible to maintenance staff and/or subcontractors who may need flat, stable working areas, adjacent to each feature, to undertake the necessary maintenance operations.

All surface water run-off generated by the development is ultimately conveyed to deep borehole soakaways, via proposed geocellular attenuation tanks which attenuate the flows resulting from the restricted discharge to the borehole soakaway. The attenuation tanks and flow controls are located under the external hardstanding area and landscaped areas and will all be owned and maintained by the site owner/occupier. The attenuation tanks incorporate full depth chambers and inspection tunnels (or similar) which enables access to the base of the

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structure to facilitate period visual inspections, from the surface or CCTV surveys to be carried out.

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MAINTENANCE SCHEDULE

ITEM	OPERATION	FREQUENCY
1.0	Litter management - Collect all litter from all hard paved areas and around drainage features such as gullies and drainage channels and remove from site.	Monthly
1.1	Hard surfaces – Sweep (or jet wash) all paving in Autumn after leaf fall. Remove all debris from site. All drainage channels, gullies, gratings, inlets, outlets, chambers and catch pits are to be inspected following any sweeping or jet washing to ensure there is no build-up of debris/detritus.	Annually or as required
1.2	Channel/Gully gratings, inlets and outlets – Strim and/or sweep 1m around drainage feature and remove from site. Inspect and remove any silt and debris. Repair or replace damaged inlets, outlets and gratings.	Monthly As required
1.3	Tree and shrub management – Normal landscape maintenance practice should be used to manage tree and shrub planting. All overhanging branches to be cut back and any self-seeded trees/shrubs removed to the perimeter of areas of permeable paving. All prunings to be removed from site.	As required
1.4	Comprehensive CCTV survey.	10 yearly
1.5	Attenuation tank inlet chambers – Inspect and remove any debris. Repair or replace damaged inlets, outlets and gratings	Monthly As required

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BUILDING SURFACE WATER DRAINAGE SYSTEM(s).

The disposal of surface water from the proposed roof area will be by means of traditional gutters and external downpipes conveying run-off to the below ground surface water network.

Access points will also be provided at the base of all downpipes to aid access for inspection, maintenance and clearing of debris. In order to ensure optimum operation of the drainage network periodic inspections and maintenance of the roof outlets and receiving chambers should be undertaken.

The maintenance strategy should incorporate various tasks including litter and debris collection, inspections of inlets, outlets, grass cutting and general landscape maintenance.

The maintenance schedule below should be adopted and integrated with the general site care as part of an overall site management plan. The responsibilities for maintenance should also be identified within the management plan and the site owner/occupier must ensure that a copy of the management plan is retained on site.

The private onsite drainage networks will be owned, at the time this strategy was prepared, by Barchester Healthcare with any maintenance requirements being the responsibility of Barchester and/or their appointed site operator. The ownership of the drainage networks and consequently maintenance liabilities would be transferred to any subsequent owner of the site should it be sold in the future.

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It should be noted that under no circumstances should unprotected or untrained personnel enter the drainage system(s).

All the drainage features serving the roof areas are either located within or at close proximity to the hard paved circulation areas and therefore are easily accessible to maintenance staff and/or subcontractors who may need flat, stable working areas, adjacent to each feature, to undertake the necessary maintenance operations.

All surface water run-off generated by the development is ultimately conveyed to deep borehole soakaways, via proposed geocellular attenuation tanks which attenuate the flows resulting from the restricted discharge to the borehole soakaway. The attenuation tanks and flow controls are located under the external hardstanding area and landscaped areas and will all be owned and maintained by the site owner/occupier. The attenuation tanks incorporate full depth chambers and inspection tunnels (or similar) which enables access to the base of the structure to facilitate period visual inspections, from the surface or CCTV surveys to be carried out.

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MAINTENANCE SCHEDULE

ITEM	OPERATION	FREQUENCY
10.1	Roof drainage receiving manholes – Inspect and remove any debris.	Monthly
	Repair or replace damaged inlets, outlets and gratings	As required
10.2	Comprehensive CCTV survey.	10 yearly
10.3	Attenuation tank inlet chambers – Inspect and remove any debris.	Monthly
	Repair or replace damaged inlets, outlets and gratings	As required

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BUILDING FOUL WATER DRAINAGE SYSTEM(s).

The gravity foul drainage system has been designed to operate at self-cleansing velocities and is unlikely to require maintenance other than periodic inspections unless a blockage occurs. Routine periodic inspections should be undertaken in accordance with the following maintenance schedule.

Upon the removal of the inspection/manhole cover, each foul water chamber should be permitted to vent to the atmosphere before inspection. Personnel should not enter foul water manholes without first receiving the appropriate training in working in confined spaces and should be in possession of all appropriate protective and safety equipment and where considered necessary, breathing apparatus.

It should be noted that under no circumstances should unprotected or untrained personnel enter the drainage system(s).

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MAINTENANCE SCHEDULE

ITEM	OPERATION	FREQUENCY
20.1	Drainage network and manholes – Inspect and remove any debris.	Six monthly
	Repair or replace damaged inlets and outlets	As required
20.2	Drainage network – Cleaned with high pressure jetting and debris removed from the system.	Annually.
20.3	Comprehensive CCTV survey.	10 yearly

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