MAINTENANCE AND ACTION SCHEDULE
FOR
SURFACE WATER DRAINAGE

Project No:	**63755**	Prepared by:	PRP Catherine House Old Harborough Road Brixworth Northampton NN6 9BX
For:	Proposed Residence North East of 157 Duck Lane (Site 9) St. Neots Cambridgeshire PE19 2DF		
Date:	June 2023		

1. Catchpits, manholes and inspection chambers should be regularly inspected and debris/silt removed, if this is not removed then it is likely to become hard packed requiring considerable effort to remove it.

2. The following are guidelines for when inspections and treatment should be carried out based on typical residential properties. The rate of silt and debris accumulation should be monitored and the frequency of inspection may need to be adjusted based on this.

    2.1. Monthly:

    - Lift flow control chamber covers and inspect to make sure that the outfalls and inlets are clear. (Monthly during Autumn and Winter.)
    - Inspect silt traps and note rate of sediment accumulation (Monthly during first year, then annually.)
    - Inspect catchpits and note rate of sediment accumulation. Clear out catchpits to ensure they operate correctly (Monthly during the first year, then annually.)
    - Remove litter (including leaf litter), weeds and debris from permeable paving surface and access chambers.

    2.2. Annually:

    - Inspect all gutters for sediment and debris and remove as necessary to prevent it from entering the permeable paving sub-base attenuation system.
    - Any roots that have entered the system should be removed.
    - Inspect manholes, silt traps and catchpits to remove any silt or debris from base and ensure that they are clean.
    - Check Inspection chambers within the permeable paving to ensure the sub-base is draining correctly.

    2.3. As required:

    - Clean perforated pipework of blockages (usually annually or bi-annually.)

3. The entire drainage system should be visually inspected during and after any heavy rain storms or major spillages of fine materials or liquid spillages that escape into the drainage system.

4. During a storm observation of any rise in surface flood levels may be a warning sign that the drainage system may be failing.

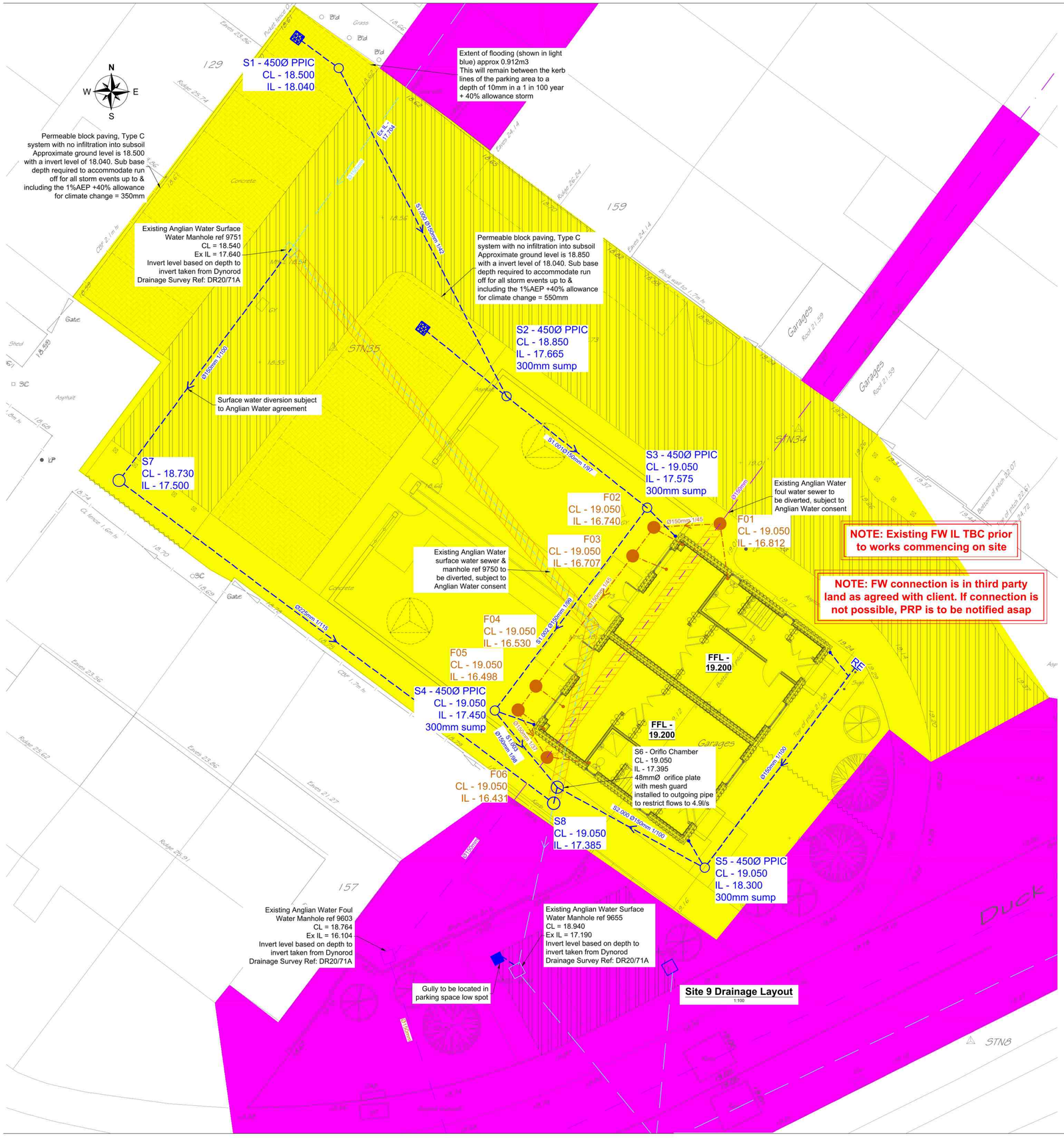
    After a major storm event, inspect for any debris and the silts levels in the catchpits/ tank inlet/outlets.

5. Maintenance shall be undertaken by

People for Places Homes
Brook House
Ouse Walk
Huntingdon
Cambs PE29 3QW

PfP have a policy of having wardens who shall complete quarterly audits on the site, these wardens shall lift manhole/ppic covers and inspect the condition of the drains and external areas, defects shall be logged and the Grounds Maintenance team will undertake the works.

During the winter months the permeable paving should be inspected regularly and debris removed from the surface



Drainage Maintenance Plan Legend:

- Existing Surface Water
- Existing Foul
- New Surface Water (S, ØXXXmm 1/X)
- New Foul (F, ØXXXmm 1/X)
- Gully
- Diffuser Unit
- Rodding Eye (RE)
- Perforated pipe
- Exceedance flood flow routing directed towards parking area
- Slope (1/X)
- New Tarmac Areas
- New permeable block paving, Type C system with no infiltration into subsoil
- Site Boundary
- Drainage to be removed
- Private Management company maintained drainage
- Publicly maintained drainage - Anglian Water

Notes:

1. DO NOT SCALE FROM THIS DRAWING.
2. All dimensions are in millimetres Unless Noted Otherwise (u.n.o.)
3. Drawing is to be read in conjunction with all relevant architect's drawings. Any inconsistencies should be reported to PRP immediately.
4. All levels and dimensions are to be checked on site before any work commences.
5. For more information see PRP drawings:
   63755 - 100series - Drainage and External Works
   63755 - 200series - Foundations
   63755 - 300series - Superstructure

Drainage:

1. The position, line, level and diameter of all existing drainage apparatus should be confirmed on site prior to the commencement of the works. Any discrepancies should be reported to PRP immediately.
2. The connection of foul and surface water drainage to the existing public sewer system shall be subject to the approval of the water authority
3. For positions of all rainwater pipes & foul outlets refer to Architect's drawings.
4. Drainage designed in accordance with the Sewerage Sector Guidance, Design and Construction Guidance ("the Code") Approved Version 2.0, 10 March 2020.
5. All joints between precast manhole components shall have a minimum uncompressed thickness of 10mm of proprietary bitumen or resin mastic sealant.
6. Chambers & manholes with outgoing pipes of greater than Ø600mm shall be fitted with removable stainless steel (grade 316) safety chains or polypropylene rope.
7. Storm & foul branch connections are to be laid at gradients of between 1:10 & 1:80
8. All in-situ concrete shall be minimum grade GEN3.
9. Precast concrete cover & reducing slabs to be heavy duty reinforced concrete to BS 5911.
10. Rising mains shall be black MDPE SDR11 as WI 4-32-03 & joints & fittings to be in accordance with WI 4-32-04. Other approved pipe materials to be in accordance with their relevant BS.
11. Manhole covers & frames shall be manufactured in cast iron or ductile iron & shall comply with requirements of BS EN 124 & shall be kite marked or equivalent.
12. Where there is no intermediate manhole between the start of a surface water pipe run and the soakaway the gradient of the run shall be not less than 1 : 60.
13. All completed work shall be suitably protected from damage by construction work. Damaged drainage will not be accepted. It is recommended that no heavy loading or underground work is permitted above or near unprotected drainage, and that dumpers, trucks, fork lifts or other heavy vehicles are not driven along or near pipe runs.
14. Inspection chambers, soakaways and flow control units are to be installed strictly in accordance with manufacturer guidance and instructions

Rev	Date	Description	By / Chk
P1	31/01/2024	Issued for comments	GF /

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Client: marfleet and blyth

Architect: The Design Partnership

Project: Mallard and Duck Lane
St Neots

Title: Drainage
Site 9
Maintenance & Management Plan

Status: **PLANNING**

Engineer:	GF	Date:	Jan 2024
Drawn:	GF	Scales @ A1:	1:100
Checked:	BMS		
Project No:	63755	Drg No: 1095	Rev: P1

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