STORM WATER MAINTENANCE PLAN

1. Introduction

This drainage maintenance proposal is to be read in conjunction with the following documents:

- Drainage drawing Ref Nos. TM_19_1261_55-01

The considered drainage solution comprises of a drainage network discharging into the existing public sewer network via an existing 225dia outfall from the site. The drainage design has been based on a maximum restricted forward flow off site of 133l/s based on the gradient of the existing outfall. The existing flow rate, incorporating a 30% betterment, is greater than what can be discharged via the existing 225dia outfall and as such the attenuation has been designed based on the max flow delivered via the 225dia pipe (133l/s).

The proposed surface water sewers are designed to accommodate all storm events up to the 1 in 100year storm plus an additional 30% to cater for climatic change.

A plan of routine inspection maintenance should be adopted and adhered to in order to prevent failure due to inadequate maintenance. This document describes the drainage systems used and provides a framework for future maintenance procedures.

2. Site Drainage Components

The site drainage network is shown on Tier Consult drawing reference T_20_2233_55-01.

The main drainage components are;

1. Roof water from the building is collected into a gravity fed drainage system and routed to the surface water sewers. The gutters and downspouts require periodic inspection and de-silting as required.

2. The access road is drained by trapped gullies and the service yard by channel drainage. These systems require periodic inspection and de-silting.

3. Oil separators, removes oil based pollutants before the flow is discharged from the site. Requires routine de-sludging

4. The storage tank is formed with a modular crate system wrapped with an impermeable geo-membrane to prevent the escape of water and also prevent the ingress of soil particles. The storage tank requires periodic inspection and possible de-silting if required.

3. Maintenance Schedule

The rate of build up of silt and debris within a drainage system varies from site to site and is dependent upon individual site characteristics. Therefore, the frequency of actions below should be adopted as a minimum standard for a period of 24 months after the completion of the development. This period will be sufficient to assess the system performance over 2 complete seasonal cycles after which the maintenance activity schedule may be reviewed accordingly.

Action	Frequency
Clear external areas of litter including bin and recycling enclosures	Monthly
Clear guttering of leaves and debris.	Twice yearly. Spring and Autumn after leaf fall
Inspect all storage tank access points for sediment.	6 Monthly and after heavy rainfall. Remove debris /silt as required
Inspect all manholes chambers for siltation and debris	6 monthly and after every major storm event. Remove debris/silt as encountered
Catchpits immediately upstream from storage tank	Minimum 6 monthly and after every major storm event. Remove debris/silt as encountered
Storage Tank	6 monthly to check for blockages and after every main storm event. The tank can be inspected via the access points and CCTV cameras and high pressure jetting equipment can be deployed if required.

4. Management Company

The company appointed to manage the maintenance regime will be appointed by the client. They will be responsible for the maintenance and upkeep and where specialised contractors are required the work will be undertaken through a series of written RAMS.