

Interchange 26 Cleckheaton Surface Water Drainage Maintenance Plan – 27/07/2023

The following surface water management plan applies to two warehouse developments located in Cleckheaton.

The underground surface water drainage within the site boundary will be maintained by the site occupier. All proprietary systems will be maintained in accordance with manufacturer's recommendations. The current recommendations, where appropriate, are included below. However, the guidance provided below should be reviewed as and when manufacturer's guidance is updated. All installation and maintenance guides for proprietary systems will be retained on the premises in the Health & Safety file.

In addition to the following guidance on the underground drainage system, the above ground roof rainwater drainage system should be maintained strictly in accordance with the designer's guidance to ensure that roof run-off is conveyed in to the underground system as intended.

Drainage channels

Drainage channels should be inspected regularly to ensure that the system continues to operate effectively, and is free from damage and blockage by debris or solid objects.

The system should be cleaned at least once a year, and incorporated into a planned maintenance schedule. Channel units can be cleaned through the use of a high-pressure hose. This can be fed into the channel system through access units which are strategically placed along the channel run.

The throat section of channel units should be kept clear at all times to ensure uninterrupted flow of surface liquids into the drainage channel. Any debris within the throat should be removed.

The seating areas for covers and grates should be cleaned before they are replaced. The covers and grates should be locked into position to prevent these being removed, stolen or dislodged by traffic. Locking bolts should be replaced and sufficiently tightened, taking care that the bolt heads do not stand above the top surface of the cover or grate. If grates/ covers are allowed to move within their frame, this may cause damage to the frame or seating.

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Pipes and manholes

Manholes are to be inspected annually for signs of blockage, with pipes jet washed and CCTV inspections carried out to the pipelines as appropriate should a blockage occur.

Hydrobrake Chamber

The flow control unit should be inspected once per month to ensure that the unit continues to operate effectively. Any blockage to the outlets should be cleared by someone who has successfully completed a confined space training course.

Petrol interceptor

The full retention interceptors will be installed with an alarm, which is activated when 90% of the oil storage volume of the interceptor has been reached. This notifies the occupant that the unit is required to be emptied. Should the interceptor fail to be emptied at this time, excessive oil could pass through the interceptor, thus polluting the downstream environment.

The interceptor should be serviced in accordance with the manufacturer's recommended service interval in order to ensure proper operation of the equipment. This should be done routinely without waiting for the alarm to sound. The on-going functional assessment of the unit and oil alarm systems is fundamental if pollution incidents are to be avoided.

The removal of sediment and retained oil/grease should be carried out by a contractor holding the relevant permits to transport and dispose of such waste.

Contaminated surface water can contain substances harmful to human health. Any person carrying out maintenance on the equipment should wear suitable protective clothing, including gloves. Good hygiene practice should also be observed.

Attenuation Pond

Attenuation pond is to be inspected bi-annually for signs of clogging and excessive debris and sediment accumulation. Any sediment build-up should be removed when the pond is thoroughly dry. Any debris trash, sediments and other waste material should be disposed or recycled in compliance with local and state waste regulations.

Maintenance Schedule

	Maintenance Schedule	Required Action	Frequency
Manholes	Occasional Maintenance & Monitoring	Manholes should be inspected for litter & debris to ensure that there's no signs of blockage. Pipes should be jet wash if blockage occurs.	Every 3-12 months
Flow Control Unit	Regular/Occasional Maintenance & Monitoring	Flow control unit should be inspected for any signs of blockage. Flow control unit should be cleared by someone who has successfully completed a confined space training course.	Monthly/As required
Petrol Interceptor	Occasional Maintenance & Monitoring	When alarm gets activated when 90% of oil storage volume gets reached, the unit will need to be emptied by a contractor holding relevant permits.	Every 6 months
Attenuation Pond	Regular/Occasional Maintenance & Monitoring	Inspections are required to ensure there's no build-ups. Litter & debris will need to be removed. Grass will require cutting to retain specified design height – refer to landscape architects recommendations.	Monthly/Annually/As required
Drainage Channels	Occasional Maintenance & Monitoring	Litter/silts/debris will need to be removed from sumps. Inlets & outlets will need to be inspected. Channels should be cleaned with reference to the manufacture's literature.	Every 3-12 months

General guidance for the safe inspection of underground systems and confined spaces

- Contaminated surface water can contain substances harmful to human health. Any person carrying out maintenance on equipment which could potentially contain contaminated water should wear suitable protective clothing, including gloves. Good hygiene practice should also be observed.
- When covers are removed precautions should be taken against personnel falling into the unit.
- The working area should be adequately lit and the inspector should be familiar with the area and access points
- Correct posture should be maintained, particularly when lifting. Appropriate lifting equipment should be used when necessary. Proper footing and balance should be maintained at all times, taking care to avoid any sharp edges.