

Management Plan

Maintenance Agreement	Stormwater Attenuation Polystorm-R Geocellular Units and Hydrobrake
Client	Newett Homes
Development	Fenay Bridge
Date	June 2025 R1

Introduction

This Management Plan is designed to provide information regarding the temporary management, maintenance and repair of the Stormwater Attenuation Units on this development.

The Management Plan is a live document and may be subject to review based on the monitoring and success of the initial management.

Method Statements and Risk Assessments will be provided prior to commencement on site.

Maintenance requirements – Attenuation Storage Crates

- Regular inspection to ensure the inlet traps & sumps remain clear at all times to prevent siltation and ensure that its designed operating capacity is not reduced.
- To ensure the attenuation facility is free from obstructions and that paved areas above the installation are inspected to ensure that they provide the required structural support to the installation.
- To ensure that any damage/defects of the attenuation facility or surrounding area are dealt with to help prevent its operating capacity being reduced and/or any contamination entering the network.
- To inspect the attenuation tank is inspected after every major storm event
- To provide evidence of inspections in the form of a written/pictorial report which will be stored by Trustgreen and available for review on request.
- Maintenance objectives and schedule are in-line with the recommendations outlined in BBA Certificate 06/4297

Management Plan

Maintenance requirements – HydroBrake

HydroBrake Maintenance

The Flow Control is fitted with a pivoting bypass door, which allows the manhole chamber to be drained down should blockage occur. The smaller conical units, below the minimum recommended size, are also supplied with rodding facilities or vortex suppressor pipes as standard.

It is recommended that each unit be inspected monthly for three months and thereafter at six monthly intervals with hose down if required.

All Flow Control units are typically manufactured from grade 304 Stainless Steel, and if required they can also be manufactured in grade 316 Stainless Steel. Both materials have an estimated life span in excess of the design life of drainage systems.

Neoprene Seal / Rubber Gasket Maintenance

The hydrobrake unit is sealed to the concrete wall of the manhole by the use of a rubber gasket or neoprene seal.

The condition of the seal shall be inspected annually for signs of damage and deterioration and repaired or replaced as required in accordance with the manufacturer's recommendations.

Penstock and Lifting Bar Maintenance

Every 3 Months:

1. It is recommended that all units are operated through a full cycle.
2. Check any operating gear for damage, wear and freedom of movement. Clean the spindle threads by hosing down with clean water. Apply grease to the spindle, and to any grease nipples present in accordance with the recommended lubricant below.
3. Check any lifting beam hooks for freedom of movement.
4. Check the disengagement ropes for wear and tear and replace with the same specification rope as necessary.
5. Moving parts should be lightly oiled/greased. (Note that it is advisable to hose down lifting beams after every time used, especially around the hook pivots and disengagement rope assembly). Note also the requirement in the Health and Safety Recommendations (Section 2), with regard to the requirement for a thorough examination prior to use by a competent person. Customers/end users are reminded that it is their responsibility to ensure that the lifting beams and associated slings are re-tested in accordance with legal requirements at the required frequency.
6. Check that guarding originally supplied with the unit remains in position and is securely fixed, including any fixed guards or protection tubes.
7. All other moving parts should be lightly oiled or greased as appropriate.

Management Plan

Every 12 Months:

1. Clean the unit by hosing down with clean water to remove any grit or debris.
2. Check for any leakage between the unit and concrete wall (or pipe) and the general soundness of the surrounding civil structure. Make good any faults
3. Check tightness of all fixing bolts/nuts including foundation bolts.
4. Whilst in the fully open/extended position check that there is no damage or excessive wear to the sealing surfaces. Consult Ham Baker Ltd for advice on repair to damaged seals.
5. Normal wear on the seals on penstock units may be overcome by adjustment of the wedges or adjusters. Seek advice from Ham Baker Ltd on the adjustment of the factory set wedges or adjusters.
6. Metal sealing surfaces and metal wedge faces should be greased, (ensuring where necessary for potable water applications that the grease has WRC/DWI approval as required).
7. Check all components for corrosion damage. Painted units should be checked for signs of corrosion or damage to the paint system and repaired in accordance with the repair scheme for the original paint system (in accordance with the paint manufacturer's instructions). Seek advice from Ham Baker Ltd regarding any components which show any signs of excessive corrosion.
8. Remove the door threaded door nut (for non-rising spindles) or threaded yoke sleeve (for rising spindles) and thoroughly check for signs of wear. These components must be replaced if excessive wear is evident (because if threads shear the door may fall/unit may fail without warning).
9. Non-rising spindles require special consideration for maintenance, particularly if the liquid level creates regular grit and debris contamination of the threads and nut.

SUDS – Storm Water Storage Crates & Hydrobrake

The table below presents management activities in order to meet the aim & objectives outlined above.

Maintenance Operation	Purpose	Timing	Month											
			J	F	M	A	M	J	J	A	S	O	N	D
Inspection & Checks; Inlets, outlets, silt traps, catch pits, sumps (as applicable) and surrounding paving/ hardstanding	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (& after major every storm event)	X	X	X	X	X	X	X	X	X	X	X	X
Regular Maintenance; Litter/debris removal, inlet/outlet cleaning, sediment monitoring	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly	X	X	X	X	X	X	X	X	X	X	X	X
Maintenance; silt/ sediment control, & removal as required.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Quarterly (& after major every storm event)	X			X			X			X		
Remedial Maintenance; Repair/rehabilitation of inlets,	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	As required	X	X	X	X	X	X	X	X	X	X	X	X
Hydrobrake, Penstock Lifting Bar and Gasket	To ensure the Hydrobrake is operating to designed capacity.	As per Management plan – Quarterly and Annually	X			X			X			X		