DRAINAGE MAINTENANCE AND MANAGEMENT PLAN

UK Greetings
Bretton Park
Dewsbury

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DOCUMENT HISTORY

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1.0 INTRODUCTION

The foul and surface water drainage system proposed as part of the works is shown on JPG drawings 6359-JPG-ZZ-ZZ-DR-D-1400.

The foul and surface water drainage system form part of the proposed development and will require maintenance to ensure continued satisfactory operation for the lifetime of the development.

Pipe sizes and gradients are designed to be self-cleansing, albeit regular maintenance and inspections are required, to ensure the long-term efficiency of the systems.

Any drainage infrastructure located within the plot demise, will be the responsibility of the developer via the developer's management company. This responsibility maybe passed onto the tenant, depending upon whether the building is being rented or will be owned by the end user. This will be subject to individual lease or sale agreements between the parties.

Where the off-plot infrastructure is to remain privately maintained, this will be the responsibility of the developer via his appointed facilities management team. This could be either in house or via a third party company.

However, where off-plot systems are maintained by third parties, the responsibility for maintenance will lay with the third party. For example, highway drainage and public sewers would be the responsibility of the local Highway Authority (Kirklees Council) and local Water Company (Yorkshire Water) respectively.

No work shall be carried out on the drainage system without permission from a nominated person, who has access to information and a working knowledge of the system.

Maintenance/inspection work shall be carried out in a safe and planned manner.

All work is to be carried out by competent persons, who are suitably trained and equipped, in accordance with current statutory safe working policies.

Entry into confined spaces shall be kept to a minimum and be restricted to suitably qualified and equipped persons, working in accordance with current statutory safe working policies.

High levels of hygiene shall be maintained at all times, with adequate welfare facilities being provided for maintenance personnel.

2.0 DRAINS/SEWERS

The main objective of this maintenance document is to establish procedures to ensure the private drainage system functions appropriately in the long term within an environment of fiscal control.

Maintenance includes:

- Local repair or local replacement of damaged pipes or other structures in order to maintain the functioning of the drainage system.
- Cleaning and removal of sediments, obstructions etc. to restore hydraulic capacity.
- Jetting/vacuum of sewers to be undertaken as often as necessary to remove silts and/or ordinary debris.
- In the event that any extraordinary issues are encountered during an inspection, further information may be required such as a CCTV survey report.
- Maintenance to be undertaken on a six-monthly schedule as a minimum.

To avoid damaging the pipe, PSI pressures need to be verified before jetting of plastic twin wall sewers. Cleaning of drainage systems may require the temporary sealing of the system and careful collection of the effluent for disposal off site.

3.0 MANHOLES/ACCESS CHAMBERS

All manhole covers should be lifted, and the manholes visually inspected for silt, debris, damage to benching and signs of blockages within the drainage system.

Debris shall be removed from the benching and chamber. This shall not be removed by washing down the outgoing pipe.

Any loose benching shall be removed from the chamber and not allowed to be washed down the pipe system where it could cause a blockage. Areas of damaged benching shall be noted and procedure for repair instigated.

Should any debris or blockages be detected, the manholes should be cleaned, along with associated pipe runs which should be high pressure jetted, and CCTV surveyed to verify/identify that no further remedial works are required.

The manhole covers and frames shall be checked for damage and ensure correctly bolted together. This should be undertaken on a six-monthly basis as a minimum and this should be increased for heavily trafficked areas.

Missing bolts and broken items shall be replaced in accordance with the manufacturer's details. Damaged cover/frames that cannot be repaired shall be completely replaced.

Before replacing the cover, suitable grease or other sealing material shall be applied to the frame as required to form an airtight seal. Bolts shall be replaced and fully tightened.

Maintenance to be undertaken on a six-monthly schedule as a minimum.

4.0 SILT TRAP MANHOLES

These chambers are designed with sumps to accumulate silt and debris at specific locations, in particular upstream of the attenuation structures, basins, and ponds.

Maintenance to be undertaken on a six-monthly schedule as a minimum with additional inspections undertaken after heavy rainfall storm events.

Any accumulation of silt and debris shall be removed and disposed of offsite at a licenced facility.

5.0 DRAINAGE CHANNELS AND KERB DRAINS

All drainage channels and kerb drain systems 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 systems should be visually inspected on a six-monthly basis and cleaned out at least once a year and incorporated into a planned maintenance schedule. The frequency of inspection and maintenance depends on the local environment and conditions.

Channel units/kerb drains can be cleaned using a high-pressure hose. This can be fed into the system through access units.

The throat section of channel units and aperture of the kerb drains should be kept clear at all times to ensure uninterrupted flow of surface runoff into the below ground drainage network. Any debris in the apertures 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 or surrounding paving.

Broken or damaged sections for channel and/or grating should be replaced where practical to do so and to avoid further deterioration of the system.

During prolonged periods of dry weather, traps shall be checked and replenished as necessary in order to maintain the seal and preventing the escape of odours.

6.0 HEALTH AND SAFETY

Employers shall, so far as is reasonably practical, provide and maintain systems of work that are safe and without risks to health. The systems of work shall cover all aspects of the works including above-ground operations (for example manhole location and traffic control), access to the sewer system and all operations in the confined space of the sewer system.

7.0 RECORD HISTORY

The site manager shall be responsible for recording and updating details of prior maintenance and operations, which can be made available for future reference.

The site manager shall also be responsible for scheduling future maintenance in accordance with the necessary requirements of each component, create a fixed timetable of routine checks and ensure that the maintenance is undertaken appropriately.

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