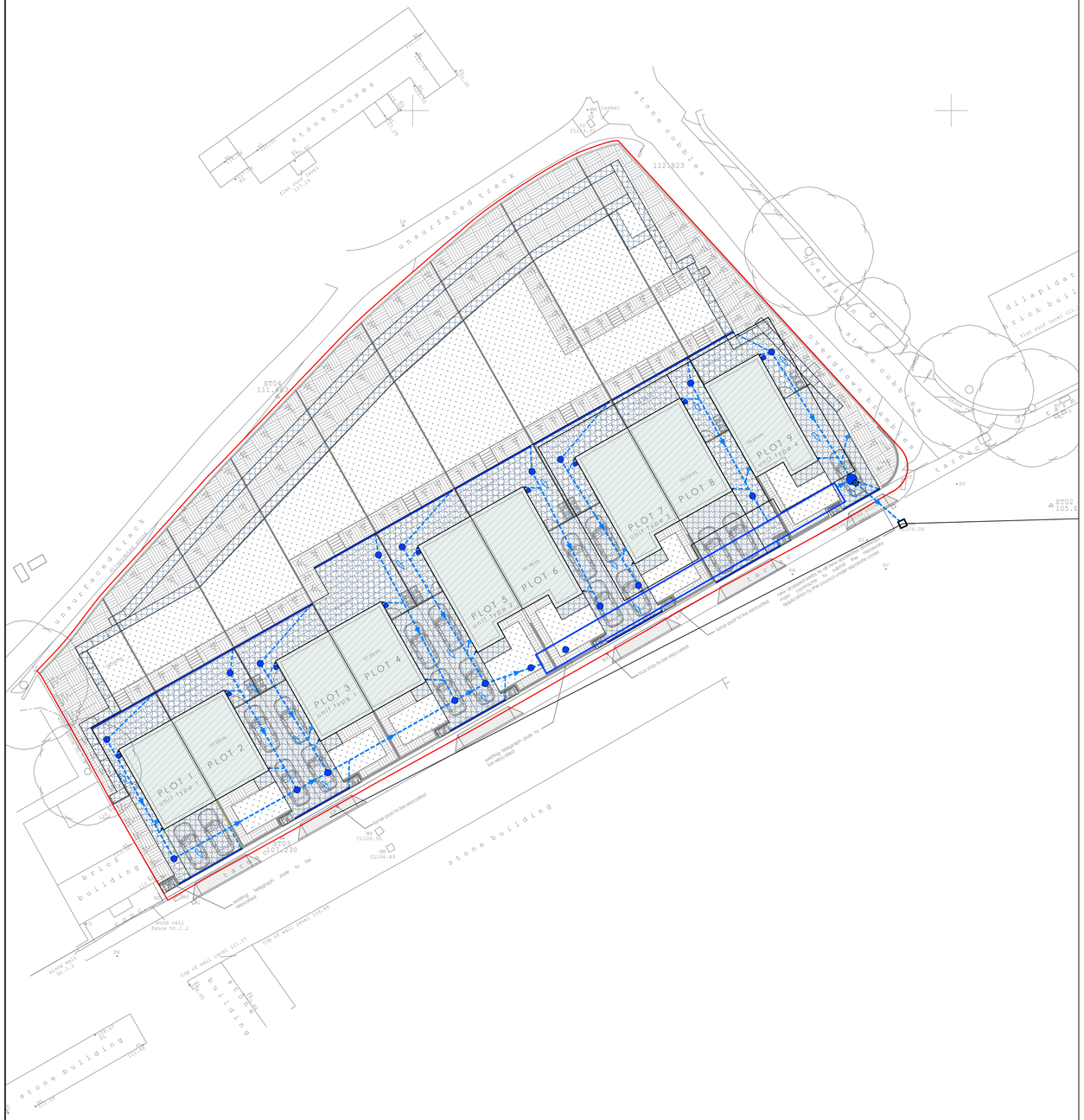

	Asset Type	Maintenance Schedule (and Frequency)	Party Responsible
	Underground drainage pipe network and manholes / catchpits	Regular maintenance: • Remove sediment and debris from pre-treatment devices and floor of inspection tube or chamber (annually) • Cleaning of gutters and any filters on downpipes (annually) • Trimming any roots that may be causing blockages (annually or as required) Monitoring: • Inspect silt traps and note rate of sediment accumulation (monthly in the first year and then annually)	Privately owned and maintained by specialist asset management company appointed by house owners.
	Attenuation tank	Regular maintenance: • Remove litter and debris from inlets and outlets (monthly) • Trimming any roots and surrounding grass blockages (as required) Monitoring: • Inspect inlets, outlets and overflows for blockages (monthly or after a heavy storm) • Inspect inlets and outlets for silt accumulation (half yearly) • Inspect infiltration surfaces for compaction and ponding (monthly) • Survey inside of tank for sediment build-up and remove (annually or as required) CDM Regulations to be taken from manufacturer.	
	Linear drainage channel Rain water pipe	Regular maintenance: • Remove sediment and debris from grating, channel and sump (monthly or as required) • Trimming any roots and surrounding grass blockages (as required) Monitoring: • Inspect inlets and outlets for blockages or silt accumulation (monthly or after a heavy storm)	
	Hydrobrake	Regular maintenance: • Remove silts from the Hydrobrake chamber sump (annually) • Remove any debris obstructing the inlet, outlet or control ensuring the emergency drain down mechanism if replaced correctly (annually) Monitoring: Inspect the hydrobrake control from the surface for signs of blockage or damage (as required) • Inspect the Hydrobrake chamber sump for build up of silt and the inlet and outlet for debris (annually) • Check the emergency drain down mechanism is in good working order (annually)	
	Rainwater harvesting water butt	Regular maintenance: • Clean tank, inlets, outlets, gutters, roof drain filters and withdrawal devices (annually or as required) • Empty water butt and clean interior, removing any sludge, algea or sediments (annually or as required) Monitoring: • Inspect tank for debris and sediment build up (annually and following poor performance) • Inspect inlets, outlets and overflow (annually and following poor performance)	

Notes:

1. Do not scale from this drawing.
2. All dimensions are in meters unless otherwise stated.
3. This drawing to be read in conjunction with all other relevant drawings and documents.
4. All drainage to be constructed to SSG Design and Construction Guidance, current British standards and building regulations and other relevant standards.
5. Exact locations of rain water downpipes and other internal drainage down pipes to be confirmed by architect / M&E engineer.
6. Contractor to confirm locations of existing services prior to commencement on site and to arrange for any necessary diversions, lowering or protection works as required.
7. All specialist drainage components such as attenuation tank and flow control to be designed and installed as per manufacturers requirements.
8. Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated. If cover levels change from assumed then drainage design should be re-assessed, especially in regards to extreme events.
9. Extent of linear drainage channel to perimeter of building and thresholds to highway boundary to be confirmed by architect, design as per manufacturer. Linear channels to have rodding access, sump and grated cover. Linear drains to manufacturer design.
10. Private surface water pipes to be 100Ø with minimum fall of 1:100 unless otherwise stated.
11. Access chamber cover class A15 for garden and patio, B125 for driveway, C250 for lightly trafficked roads or small private carparks.
12. Design is for planning purposes only and not for construction. Design should be confirmed prior to construction to ensure all available information is considered and any assumed information should be verified.
13. Design should be reviewed in light of any additional information or on validation or otherwise of any assumptions.

Rev	Date	Detail	Drwn	Chkd
P03	10.07.25	Tank location	DS	DS
P02	12.02.25	Tank amendment	DS	WW
P01	17.01.25	Initial issue	DS	WW

Client:
Cherry Tree Developments Limited

Project:
Britannia Road

Drawing Title:
Management and Maintenance Plan

GeoSmart Information
Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU

Drawn by:	Checked by:	Date:
DS	WW	Jan 2025
Scale: N.T.S		Status: Preliminary
Drawing No: 77823 101		Issue: P03