

30-36 CLARENDON ROAD



SUDS MAINTENANCE PLAN

220170-GSL-XX-XX-RP-C-0001

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1. INTRODUCTION

This document has been prepared to provide a maintenance methodology to the surface water drainage elements for London Borough of Newham residential development at Morse Close, East London. For additional information refer to CIRIA report C753 The SuDS Manual from which the maintenance requirements within this report are derived. This report is to be read in conjunction with Graphic Structures tender drainage drawings and documentation. If during construction the drainage scheme fundamentals are revised (e.g. involving the use of different types of SuDS), this report should be superseded and an updated maintenance plan produced.

Refer to drawing 211400-GSL-ZZ-XX-DR-C-7001 for the site plan. Access points are via manholes, rodding eyes and gullies which are all situated in clear areas.

2. MAINTENANCE REQUIREMENTS

The proposed buildings are to be owned by London Borough of Newham who will be responsible for the maintenance of the proposed foul and surface water networks, including SuDS. A drainage maintenance regime has been outlined in the remaining sections of this report:

2.1. ATTENUATION TANK/ UNDERGROUND STORAGE

Maintenance schedule	Required action	Typical Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action. Debris removal from catchment surface (where may cause risks to performance) Remove sediment from pre-treatment structures including catch pits	Monthly for 3 months, then six monthly Monthly 6 monthly, or as required
Remedial actions	Repair/rehabilitation of inlets, outlets, overflows, and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents, and overflows to ensure that they are in good condition and operating as designed	Annually and after large storms. Include CCTV survey for perforated pipe if excessive silts found in chambers.

2.2 LIVING ROOFS

Maintenance schedule	Required action	Typical frequency
Regular Inspections	Inspect all components including soil substrate, vegetation, drains, irrigation systems (if applicable), membranes and roof structure for proper operation, integrity of waterproofing and structural stability	Annually and after severe storms
	Inspect soil substrate for evidence of erosion channels and identify ant	Annually and after severe storms
	Inspect drain inlets to ensure runoff from the drainage layer to the conveyance or roof drain system	Annually and after severe storms
	Inspect underside of roof for evidence of leakage	Annually and after severe storms
Regular maintenance	Remove debris and litter to prevent clogging of inlet drains and interference with plant growth	Six monthly and annually or as required
	During establishment (i.e. year one), replace dead plants as required	Monthly (but usually responsibility of manufacturer)
	Post establishment, replace dead plants as required (where >5% of coverage)	Annually (in autumn)
	Remove fallen leaves and debris from deciduous plant foliage	Six monthly or as required
	Remove nuisance and invasive vegetation, including weeds	Six monthly or as required
	Mow grasses, prune shrubs and manage other planting (if appropriate) as required – clippings should be removed and not allowed to accumulate	Six monthly or as required
Remedial actions	If erosion channels are evident, these should be stabilised with extra soil substrate like the original material, and sources of erosion damage should be identified and controlled	As required
	If drain inlet has settled, cracked, or moved, investigate and repair as appropriate	As required

2.3 MANHOLES, PIPEWORK AND GULLIES

Drainage pipes, manholes & Silt traps:

Inspect manholes & silt traps for build-up of silt and general debris (minimum of 6 monthly or to suit site requirements). If silt/debris is building up, then clean with jetting lorry / gully sucker and inspect pipe – repeat cleaning if required.

NOTE: Manhole covers can be heavy and suitable lifting equipment / procedures should be used. Where possible, personnel should not enter manholes to carry out maintenance.

Gullies / Linear Channels:

Inspection and removal of debris from silt trap every 3 months; preferably after leaf fall in the autumn. (Timeframe can be adjusted to suit actual site conditions).