

UPPER BOGNOR ROAD  
BOGNOR REGIS  
WEST SUSSEX

DRAINAGE SYSTEM  
MAINTENANCE REQUIREMENTS.

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REVISION A

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## 1 INTRODUCTION

The purpose of this document is to set out the maintenance requirements for the drainage system at the site.

The surface water drainage system has been designed such that surface water flows falling on the roof and hard paved areas discharge to a surface water sewer. An attenuation tank in the form of cellular storage stores water up to the 1:100 +40% storm return period prior to discharging to the surface water sewer at a restricted rate.

The implications of not meeting the requirements set out within this document is the potential for flooding of open areas on the site.

## 2 RESPONSIBILITIES.

The site owners will be responsible for the maintenance of the system.

## 3 TIME TABLE FOR IMPLEMENTATION.

Prior to handover the contractor is to undertake a CCTV survey to ensure that all building debris has been removed, from the pipework, inspection chambers, filter manholes, gullies, channel drain and soakaway.

Following completion of the works the system will fall under a defects maintenance period for 1 year following sign off of the completed work. During this period any defects found will be rectified by the contractor.

Following the end of the defects maintenance period the system will fall under the responsibility of the site owner.

## 4 COMPONENTS OF THE SYSTEM

The following components form part of the system and need to be maintained as indicated within this document.

- Pipes, foul and surface water system. Clay or Plastic
- Channel drains and gullies
- Attenuation Tank
- Flow Control Manhole
- Inspection Chambers





## 5 MAINTENANCE SCHEDULES

The below sets out the requirements for maintenance of the system.

The maintenance requirements are based on durations and the occurrence of severe storms. However, should water be found ponding on any hard surface around channel drains, road gullies, the permeable block paving surface or foul drains become blocked then this visual identifier will trigger the requirements for investigation and maintenance.

If issues are found to be the cause of failure or lack of maintenance on parts of the drainage system that do not fall under the responsibility of the maintenance company, the maintenance company is to notify the third party responsible.

A severe storm is defined as any aspect of weather that poses risk to life, property or requires the intervention of authorities. Severe weather warnings will be issued by the Met Office.

The appointed maintenance company is to keep a log of all maintenance and remedial works carried out at the site. This log is to be passed on should the maintenance contract be given to another organisation.

### 5.1 PIPES, SURFACE WATER SYSTEM. PLASTIC

To be checked annually by CCTV survey and debris removed by high pressure jetting. A list of defects should be compiled with high, medium and low risk of failure. High risk defects should be fixed immediately, medium risk should be fixed within 6 months and low risk to be monitored annually.

### 5.2 CHANNEL DRAINS AND GULLIES

To be checked quarterly and debris removed.

### 5.3 ATTENUATION TANK, GEOCELLULAR SYSTEM

The soakaway needs to be maintained in accordance with Ciria C753 The SuDS Manual Table 13.1.

Access to maintain the soakaway will be via an inspection chamber fixed to the top of the crate system to allow for drainage CCTV survey and jetting/flushing of the crates.




**TABLE 13.1** Operation and maintenance requirements for soakaways

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional maintenance	Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	As required, based on inspections
Remedial actions	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
	Replacement of clogged geotextile (will require reconstruction of soakaway)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Check soakaway to ensure emptying is occurring	Annually

#### 5.4 INSPECTION CHAMBERS & FILTER MANHOLES

To be checked annually and after a severe storm. Debris to be removed and outlets to be checked that they are free flowing.

Filter manhole to be maintained in accordance with manufacturers recommendations.

