

STATION ROAD, EAST PRESTON

Proposed Development of 12 No Residential Dwellings

SURFACE WATER DRAINAGE STRATEGY

Maintenance

All drainage on site will be private and not adopted by any public authority or Statutory Undertaker. It will therefore be managed and maintained wholly by the site owners through a management company which will be established prior to occupation of the site.

The proposed drainage system has been designed to minimise its management and maintenance by constructing it using good quality and eco friendly materials.

With regard general maintenance the following measures are proposed:

- The management company enters into a maintenance agreement with a local drains specialist, so that in the event of an emergency, they can be called out at short notice.
- An annual visual inspection of the underground drainage system is to be undertaken every five years by the drains specialist, undertaking any remedial works necessary.
The timings of any subsequent inspections will be dependant on the performance of the drainage system and any remedial works found to be necessary.
- A CCTV survey will be undertaken of all underground drains every 10years, again undertaking any remedial works found to be necessary.
- Silt trap manholes to be cleaned out annually by the drain specialist.
- Sweeping of the porous block paving to be undertaken annually in the autumn after leaf fall and the surface re-dressed with 2-4mm clean single size gritstone. Any broken or uneven paving to be replaced.
- After ten years remove existing jointing grit and detritus by high pressure water jet. Reset any pavers that have been dislodged and reapply gritstone. Brush to sweep the material in, ensuring joints are filled.

*Escher Silverman ES1319
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