

Drainage Maintenance Manual

Condition 19 – PRE-COMMENCEMENT

Site Details

Site Address:

Meridian House, East Street, Littlehampton, BN17 6AU

Drainage Feature Covered:

Buried attenuation tank forming part of the surface water drainage system.

1. Purpose of the Manual

This Drainage Maintenance Manual has been prepared to satisfy Condition 19 of the planning permission. It sets out the responsibilities, inspection routines, cleaning schedules, replacement expectations, and budget provision for the long-term maintenance of the surface water attenuation tank serving the site.

2. Responsibility for Maintenance

Responsibility for the inspection, maintenance, and management of the surface water attenuation tank shall rest with the site owner Agilitee Limited. Agilitee Limited owns the land and building and is responsible for its ongoing management and letting.

3. Inspection Regime

- Routine inspections: A visual inspection shall be undertaken once per year.
- Event-based inspections: Additional inspections shall be carried out following any significant storm event.

Inspections will assess blockages, sediment build-up, and the condition of chambers and pipework.

4. Cleaning and Maintenance Schedule

- Routine cleaning: Once every 2–3 years.
- Reactive cleaning: Earlier if inspections identify excessive sediment build-up.

Cleaning will be undertaken by a suitably qualified drainage contractor.

5. Replacement and Design Life

The attenuation tank has an anticipated design life in excess of 40 years. Replacement would only be required at the end of its service life or in the event of failure. Indicative replacement costs are estimated at £15,000–£40,000 depending on scope.

6. Budget and Financial Provision

An annual maintenance allowance of approximately £500–£750 per annum will be allocated to cover inspections, cleaning, and minor remedial works. All costs will be met by the site owner.

7. Review and Ongoing Management

This manual shall be retained by the site owner and reviewed periodically. Maintenance records will be made available to the Local Planning Authority upon request.