

Project Title:	Palmer Park		
Planning Ref:	N/A		
Furness Ref:	6264	Date:	16.06.21

Proposed Maintenance Schedule

Final maintenance agreements to be confirmed between client & maintenance contractor. The following maintenance schedule has been produced in line with CIRIA C753 'The SuDS Manual' recommendations for Palmer Park. A full maintenance agreement should be put in place by the operator prior to the completion of construction works.

Table 1 – Pipe, Manhole & Gully Maintenance Schedule

Maintenance Schedule	Action	Frequency
Regular Maintenance	Cleaning of gutters and filters on downpipes and brushing/sweeping of leaves debris that may cause blockages in gullies.	Annually
	Inspect for sediment and debris in pre-treatment components (i.e. catchpits and gully silt traps), and inside manhole rings.	Annually (or as required)
Occasional Maintenance	Remove sediment/debris from pre-treatment components (i.e. catchpits).	As required, based on regular inspections
Remedial Actions	Trimming of roots that may be causing blockages and patch repair of pipework that has cracked or deformed.	As required
	Repair/rehabilitate manhole and gully inlets & outlets.	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in 1 st year, then annually
	Check to ensure gullies and manholes are emptying fully.	Annually

Table 2 – Soakaway Maintenance Schedule

Maintenance Schedule	Action	Frequency
Regular Maintenance	Inspect for sediment and debris in pre-treatment components, and inside manhole rings.	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming of roots causing/have potential to cause blockages	Annually (or as required)
Occasional Maintenance	Remove sediment/debris from pre-treatment components (i.e. catchpits).	As required, based on regular inspections
Remedial Actions	Reconstruct soakaway and/or replace clean void fill if performance deteriorates or failure occurs	As required
	Replace blocked geotextile (will require reconstruction of soakaway)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in 1 st year, then annually
	Check to ensure soakaway is emptying fully.	Annually

Table 3 – Cellular Attenuation Tank Maintenance Schedule

Maintenance Schedule	Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually.
	Remove debris from the catchment surface (where it may cause risks to performance [i.e. leaves]).	Monthly (or as required)
	Remove sediment from pre-treatment structures (i.e. catchpits)	Annually (or as required)
Remedial Actions	Repair/rehabilitate inlets, outlets and vents.	As required
Monitoring	Inspect/check all inlets, outlets and vents to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years (or as required)

Table 4 – Permeable Paving Maintenance Schedule – *Permeable paving supplier should be contacted once confirmed for product specific maintenance requirements*

Maintenance Schedule	Action	Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site –specific observations of clogging or manufacturer's recommendations – areas where water runs onto pervious surface from adjacent impermeable areas are most at risk.
Occasional Maintenance	Removal of weeds or management using glyphosate applied directly to weeds by applicator rather than spraying.	As required
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of paving.	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping.	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)

Table 5 – Filter Drain/Land Drain Maintenance Schedule

Maintenance Schedule	Action	Frequency
Regular Maintenance	Remove litter (including leaf litter) and debris from land drain surface, access chambers and pre-treatment devices.	Monthly (or as required)
	Inspect land drain surface, inlet/outlet pipework for clogging, standing water and structural damage.	Monthly
	Inspect pre-treatment systems, inlets and perforated pipework for silt accumulation, and establish appropriate silt removal frequencies.	Six monthly
	Remove sediment from pre-treatment devices	Six monthly (or as required)
Occasional Maintenance	Remove or control tree roots where they are encroaching the sides of the land drain using methods recommended in BS 3988:2010 or NJUG, 2007	As required
	At locations with high pollution loads, remove surface geotextile and replace, and wash or replace overlying filter medium	Five yearly, or as required
	Clear perforated pipework of blockages.	As required