

Reading Gateway – Car Showroom 1, Application No 171568, Conditions 15 and 16
Sustainable Urban Drainage Systems Management and Maintenance Plan

1. Introduction

This Sustainable Urban Drainage Systems (SUDS) Management and Maintenance Plan has been produced to in respect of Planning Condition 16 for the proposed implementation of SUDS elements at the Reading Gateway site – Car Showroom 1. It should be noted that the Car Showroom 1 forms part of the wider Reading Gateway development. The SUDs system provided serves the entire site and not just the Car Showroom 1 site. The drainage system (including the SUDS features) for the entire Reading Gateway site has been previously approved and the changes within the application site follow the same principals as those previously approved. In particular it should be noted that there is no increase in impermeable areas, run off or attenuation requirements.

The following SUDS elements are proposed within the development.

- Below ground attenuation systems
- Wetland ditch in the south east corner of the site
- Conventional silt pits and drainage systems including type 1 interceptors

2. Management

A management company will be set up to manage the maintenance of landscaping and sustainable urban drainage structures. The property owners will pay an annual management fee to the management company for this maintenance.

3. Maintenance

The following maintenance plans will be put in place for each of the SUDS elements present within the development. Items such as petrol interceptors and their alarms will be put under an annual maintenance contract with a specialist contractor.

Below ground attenuation

SUDS Element	Below Ground Attenuation	
Maintenance Issues	Silt build up upstream and within the attenuation	
Maintenance Period	Maintenance Task	Frequency
Regular	Surface brushing of paved surfaces to reduce silt accumulation.	Quarterly
	Brushing and suction sweep or jet wash and suction sweep in autumn after leaf fall.	Annually
	Mow grass edges to paving at 35-50mm and remove weeds and leaves.	As required
	Remove silt from silt pits and inspect control structures.	Annually
Occasional tasks	Jetting and suction where silt has accumulated.	As required

Wetland/ditch in south east corner of the site

SUDS Element	Swales	
Maintenance Issues	Erosion, siltation and excessive vegetation growth.	
Maintenance Period	Maintenance Task	Frequency
Regular	Litter and debris removal from site	Quarterly
	Amenity grass cutting at 35-50mm.	As required
	Strimming to remove overgrown vegetation from banks	Twice yearly in late spring and early Autumn
	Inspect and clear inlets, outlets and overflows.	Annually
Occasional tasks	Remove leaf accumulation.	As required
	Remove self seeded saplings to prevent new tree growth	As required
Remedial Work	Repair erosion, level uneven surfaces or damage by re-turfing or seeding.	As required
	Remove silt and spread locally outside design profile and reinstate surface.	As required
	Repair inlets, outlets or check dam structures to design detail.	As required

Petrol Interceptors, Hydrobrakes, gulleys, silt pits and conventional drainage

SUDS Element	Swales	
Maintenance Issues	Siltation, blockages.	
Maintenance Period	Maintenance Task	Frequency
Regular	Litter and debris removal from site	Quarterly
	Inspect hydrobrakes for correct operation	Annually
	Petrol Interceptor maintenance and inspection by specialist contractor, under maintenance contract	Annually
	Inspect and clear inlets, outlets and overflows.	Annually
Occasional tasks	Remove leaf accumulation.	As required
	Remove silt from gulleys, silt pits and hydrobrake chambers	As required but a minimum of annually
Remedial Work	Repair erosion, level uneven surfaces or damage by re-turfing or seeding.	As required
	Jet any debris build up within pipes to clear blockages	As required

