

STARBUCKS POD,
SCOURS LANE, TILEHURST,
READING, RG30 6AX,

P24-0805
ISSUE: 01

SUD'S MANAGEMENT AND MAINTENANCE PLAN

STARBUCKS POD, SCOURSLANE, TILEHURST, READING, RG30 6AX, SUD'S Management and Maintenance Plan

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1.0 INTRODUCTION

- 1.1 This Surface Water SuDS Management and Maintenance Plan sets out the principles for the long-term management and maintenance of the Surface Water Sustainable Drainage System (SUDS) to be constructed at Starbucks Drive Through Restaurant, Scours Lane, Tilehurst, Reading, RG30 6AX.
 - 1.2 The purpose of this document is to set out the basis of the development of SUDS maintenance and to ensure that the adopting Management Company is entrusted with a robust inspection and maintenance programme, ensuring the optimum operation of the surface water drainage network is continually maintained for the lifetime of the development and to prevent the increased risk of flooding both on site and off site in accordance with the National Planning Policy Framework (NPPF)
 - 1.3 All those responsible for maintenance should follow relevant Health and Safety legislation (Health and Safety at Work Regulations 1999) for all activities listed within this report including lone working and working in confined spaces, if relevant and Risk Assessments should always be undertaken and signed off prior to undertaking any works.
 - 1.4 The existing adjacent Stadium Trade & Business Park is maintained by the management company NEWMARK FACILITIES and employed by the site owner Weybourne Holdings Pte. Limited. NEWMARK FACILITIES will also be employed to undertake the required on-site maintenance.
 - 1.5 The on-site maintenance will involve periodic maintenance of all SUDS in accordance with this report. Inspection checks shall be carried out by a qualified and competent person, at the minimum intervals listed within this report and the appropriate work carried out.
 - 1.6 The storm water drainage strategy for the development is utilising SUDS features to intercept and convey all pluvial surface water runoff with the designed aims to attenuate and discharge to the public surface water drainage system in Scours Lane.
 - 1.7 The surface water drainage system is composed of three separate systems.
 - 1.8 Surface Water Zone 1 _ This collects surface water rainwater from down pipes from the Pod Building and discharges to a silt trap manhole with outlet pipe to the Surface Water Storage Tank MH_SW13
 - 1.9 Surface Water Zone 2 _ This collects surface water rainwater runoff from the porous paved surfaces within the porous paved stone buildup that drains to a system of 150mm dia perforated diffuser SW drains between Access Manholes to provide access & rodding points that discharges to silt trap manholes with outlet pipes to the Surface Water Storage Tanks MH_SW13 and MH_SW18
 - 1.10 Surface Water Zone 3 _ This is the areas of tree protection zones to Trees T1, T4, T5, T8 and T9 which infiltrate directly to ground via Cellweb protection below the porous paved areas.
- 2.0** The Two Surface Water Storage Tanks MH_SW13 and MH_SW18 collect and store surface water from SWZ 1 and SWZ 2 and discharge to MH_SW20 with a hydro break Vortex Flow control designed for a restricted flow rate of 0.1 l/s, with the flow discharging via 150mm dia pipe to Thames Water Public manhole MH5253 within Scours Lane

3.0 ONSITE MAINTENANCE OF SUDS AND DRAINAGE SYSTEM

All drainage will be CCTV'd after completion of the development to confirm no defects. A copy of this is to be available in the CDM building maintenance documentation as well as all relevant drawings.

All drainage is to be visually inspected every 3 months for the first year and then every 6 months for the second year then once every year.

The inspection is to include RWP's, Gutters, trapped Gullies, Channel Drain Runs + Gratings + Sumps, Manholes, Manhole Silt Traps, The Two Surface Water Storage Chamber and special attention to the Hydro International Hydro Brake flow control attenuation restrictor.

The inspections are to be undertaken to check that there is no build-up of debris/soils within the above ground and below ground surface water drainage system and that there is free flow of water within the system.

If any debris is noticed it is to be removed and if the build-up is significant the joints up stream are to be checked by CCTV to confirm these are not the ingress points. If they are then joints are to be sealed to stop any further ingress.

The maintenance will require the lifting of all manhole covers, gratings, gully covers and pressure vacuumed cleaning out of any debris within all manholes, sumps & silt traps and the Hydro International Hydro Brake flow control attenuation restrictor.

The Two surface water chambers and the inlet and outlet manholes are to be inspected and any significant debris/silt build up is to be removed and the chamber pressure vacuumed cleaned through to remove debris.

The Hydro International Hydro Brake flow control attenuation restrictor is to be maintained under a yearly agreement with the manufacture to provide regular 6 monthly services to the chamber. The maintenance agreement is to include visual inspections and silt removal at regular intervals based on site conditions for silt build-up (see attached Operational and Maintenance Manual)

Regular on-site maintenance of external areas is to be undertaken by the nominated maintenance contractor with brushing and vacuuming three times/year at end of winter, after autumn leaf fall, or as required based on site-specific observations of clogging or manufactures recommendations. Jet washing on site is not to be undertaken and all debris is to be bagged and removed from site.

4.0 MANAGEMENT & MAINTENANCE PLAN

On occupation of the development, it is recommended that each element of the as-built drainage system is maintained in accordance with the regime set out in the tables 1 to 5 below.

1: Below Ground Drainage System - Operation and Maintenance Requirements

Maintenance schedule	Required action	Frequency
Regular maintenance	Remove all litter and debris from external hard landscaped areas and adjacent landscaping, which may pose a risk to the performance of the system.	Monthly.
	Remove build-up of sediment / silt in catch-pits and dispose of silt / oils / petrol residues using safe standard practices.	As required.
	Stabilise and mow adjacent landscaped areas and remove weeds.	
Remedial actions	Repair or rehabilitate inlet and outlets to ensure they are in good condition and operating as designed.	
	Remediate any landscaping, which has raised to within 50mm of the level of adjacent hard landscaping.	
Monitoring	Check of all inlets / outlets for blockages or evidence of physical damage with any necessary remedial action or clearance carried out if required.	On a monthly basis for the first 3 months of operation, thereafter every 6 months & following severe rainfall events.
	Inspect all surfaces for ponding, or silt accumulation. Record areas where water is ponding for more than 48 hours and carry out any remedial work deemed necessary.	After severe storms.

Table 2: Gravel Filter Drain (diffuser drain)-Operation and Maintenance Requirements

Maintenance schedule	Required action	Frequency
Regular maintenance	Litter and debris removal from surface and access chambers.	Monthly (or as required).
	Removal and washing of exposed stones on the trench surface.	Annual (bi-annual the first year) or when silt is evident on the surface.
	Trimming of any roots that may be causing blockages.	Annually (semi-annual the first year).
	Remove weeds on the trench surface.	Monthly (at start, then as required)
Occasional Maintenance	Removal of sediment from silt traps.	Every 6 months.
	Do not instal or allow to grow any tree sapling that grow close to the trench (diffuser drain).	As required.
	At locations with high pollution loads, remove surface geotextile and replace, and wash or replace filter media.	Every 5 years.
Remedial actions	Clear perforated pipework of blockages.	As required.
	Rehabilitate infiltration or filtration surfaces.	
	Excavate trench walls to expose clean soils if infiltration performance reduces to unacceptable levels.	
	Replace geotextiles and clean and replace filter media, if clogging occurs.	
	Inspect inlets, outlets and inspection points for blockages, clogging, standing water and structural damage.	Monthly
Monitoring	Inspect pre-treatment systems, inlets, trench surfaces and perforated pipework for silt accumulation. Establish appropriate silt removal frequencies.	Every 6 months.

Table 3: Geocellular Storage Tanks - Operation and Maintenance Requirements

Maintenance schedule	Required action	Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for first 3 months of operation, then every 6 months.
	Debris removal from catchment surface (where may cause risks to performance).	Monthly or as required
	Where rainfall infiltrates into blocks from above, check surface of filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary.	Monthly / after severe storms.
	Remove sediment from silt trap structures.	Annually, or as required.
Remedial actions	Repair/rehabilitation of inlets, outlet, overflows and vents.	As required.
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually and after large storms.

Table 4: Flow Control Chamber - Operation and Maintenance Requirements

Maintenance schedule	Required action	Frequency
Regular maintenance	Cleaning off the flow control device of any debris/ sediment	As required
Remedial Actions	Flow control device repairs.	As required
	Repair of erosion damage, or damage to chamber.	
Monitoring	Inspection of the chamber for debris and sediment build up.	Monthly for first 3 months, thereafter, every 6 months and following severe storm events.

Table 5: Permeable Paving - Operation and Maintenance Requirements

Maintenance schedule	Required action	Frequency
Regular maintenance	Remove all litter and debris from drained surfaces areas and adjacent hard / soft landscaping, which may pose a risk to the performance of the system.	Monthly.
	Sweep permeable paved areas. If necessary use jet wash or suction sweeper. Any jointing aggregate lost from the joints must be replaced as necessary with 2/6.3mm single sized aggregate, brushed into joints.	Three times a year at end of winter, mid-summer, after autumn leaf fall, or as required based on site-specific observations of clogging.
	Stabilise and mow adjacent landscaped areas and remove weeds.	As required.
Remedial actions	Remediate any landscaping, which has raised to within 50mm of the level of adjacent hard landscaping.	
	Carry out remedial work to any depressions, rutting and cracked or broken paving blocks within the permeable paved areas that are considered detrimental to the structural performance or a hazard to users.	
	Carry out repair / rehabilitation works to inlets, outlets, overflows and vents.	
Monitoring	Inspect silt accumulation rates within the permeable paved areas and establish appropriate brushing frequencies.	Annually.
	Check of all inlets, outlets, overflows and vents for blockages or evidence of physical damage with any necessary remedial action or clearance carried out if required.	On a monthly basis for the first 3 months of operation, thereafter every 6 months & following severe rainfall events.
	Inspect and identify any areas that are not operating correctly	On a monthly basis for the first 3 months of operation, thereafter every 6 months & following severe rainfall events.

APPENDIX A - SIMPSON TWS DRAINAGE DRAWINGS

- P24-0805_PH01 - PROPOSED SURFACE WATER AND FOUL WATER DRAINAGE LAYOUT
- P24-0805_PH02 - PROPOSED SURFACE WATER AND FOUL WATER DRAINAGE DETAIL (SHEET 1 of 2)
- P24-0805_PH03 - PH0PROPOSED SURFACE WATER AND FOUL WATER DRAINAGE DETAIL (SHEET 2 of 2)