DART ENGINEERS LTD
CIVIL AND STRUCTURAL ENGINEERING

Job no: 26942

Site Name, Location: Bourne Walk, Staincross

Surface Water Drainage Maintenance Schedule

Soakaway Maintenance Schedule

General

The soakaway system shall remain private and the responsibility for the ongoing inspection, management and maintenance of the system shall rest with the site owner / management company. The system shall be maintained in accordance with best practice guidance to ensure continued operation and to minimise the risk of blockage, surcharge or localised flooding.

Routine Maintenance Schedule

Frequency	Maintenance Activity
Monthly	Visual inspection of all gullies, channels, catchpits and drainage inlets for debris, silt accumulation or blockage.
Monthly	Remove leaves, litter and debris from drainage gratings and inlet points.
Every 3 Months	Inspect inspection chambers and catchpits for silt build-up and remove deposits where necessary.
Every 6 Months	Check for evidence of standing water, slow drainage or surcharge following rainfall events.
Every 6 Months	Inspect surrounding ground for settlement, erosion or signs of localised flooding.
Annually	Jet wash and clean associated pipework where required to maintain free flow to the soakaway system.
Annually	Inspect soakaway crates/chambers (where accessible) and associated geotextiles for evidence of blockage or sediment accumulation.
Following Extreme Rainfall Events	Inspect the system for surcharge, blockage, silting or structural damage and undertake remedial works where necessary.

Operational Requirements

- Surface water drainage systems shall be kept free from debris, vegetation and silt accumulation at all times.
- No oils, chemicals, concrete washout or contaminated liquids shall be discharged into the soakaway system.
- Heavy vehicles or storage loads shall not be permitted over soakaway locations unless specifically designed for such loading.
- Any defects identified during inspections shall be repaired promptly by a suitably qualified contractor.
- Maintenance records and inspection logs shall be retained by the site owner / management company for future reference.

Responsibility

The site owner / management company shall remain responsible for ensuring the soakaway system operates effectively throughout the lifetime of the development and that all inspection and maintenance activities are undertaken in accordance with good drainage management practice.

Permeable Paving Maintenance Schedule

General

The permeable paving system shall remain private and the responsibility for the ongoing inspection, management and maintenance of the system shall rest with the site owner / management company. The system shall be maintained to ensure continued infiltration performance, structural integrity and effective surface water management throughout the lifetime of the development.

Routine Maintenance Schedule

Frequency	Maintenance Activity
Monthly	Visual inspection of permeable paving surfaces for debris, weed growth, sediment accumulation or damage.
Monthly	Remove leaves, litter and debris from the paving surface to prevent blockage of joints and infiltration pathways.
Every 3 Months	Vacuum sweep or mechanically brush the permeable paving surface where necessary to maintain infiltration performance.
Every 3 Months	Inspect adjacent drainage features, channels and catchpits for sediment accumulation and remove deposits where necessary.
Every 6 Months	Inspect for standing water, ponding or signs of reduced permeability following rainfall events.
Every 6 Months	Inspect paving blocks, joints and edge restraints for movement, cracking, rutting or settlement.
Annually	Replace jointing aggregate locally where washout, settlement or clogging has occurred.
Annually	Undertake deep cleaning of permeable paving areas where infiltration performance has noticeably reduced.
Following Extreme Rainfall Events	Inspect the system for surcharge, blockage, settlement or structural damage and undertake remedial works where necessary.

Operational Requirements

- The permeable paving system shall only receive surface water runoff as designed.
- Fine sediments, oils, chemicals, concrete washout or contaminated materials shall not be permitted to enter or clog the paving system.
- Heavy vehicles or abnormal loading shall not traffic over the paving unless specifically designed for such loading conditions.
- Vegetation and weed growth shall be controlled to maintain hydraulic performance and appearance.
- Any damaged or displaced paving units shall be repaired or replaced promptly by a suitably qualified contractor.
- Maintenance and inspection records shall be retained by the site owner / management company for future reference.

Responsibility

The site owner / management company shall remain responsible for ensuring the permeable paving system operates effectively throughout the lifetime of the development and that all maintenance activities are undertaken in accordance with good drainage management practice and manufacturer recommendations where applicable.