



DRAINAGE MAINTENANCE AND MANAGEMENT PLAN

**Land off Whaley Road
Barugh Green
Barnsley**

Reference

6709-JPG-XX-XX-RP-D-0623-S2-P01

Date

24 July 2026

Author

BT

5 John Charles Way
LEEDS
LS12 6QA

Tel: 0113 263 1155
admin@jpg.group
www.jpg.group





CONTENTS

Confidentiality Statement

Document History

1.0	Introduction	1
2.0	Drains/Sewers	2
3.0	Manholes/Access Chambers	2
4.0	Silt Trap Manholes	3
5.0	Drainage Channels and Kerb Drains	3
6.0	Road Gullies	4
7.0	Flow Control Chambers	Error! Bookmark not defined.
8.0	Attenuation Tanks	4
9.0	Attenuation Basin	Error! Bookmark not defined.
10.0	Swales	Error! Bookmark not defined.
11.0	Permeable Paving	Error! Bookmark not defined.
12.0	Pumping Stations	5
13.0	Oil Separators	6
14.0	Proprietary Treatment Systems/Devices	7
15.0	Health and Safety	8
16.0	Record History	8



CONFIDENTIALITY STATEMENT

This report is addressed to and may be relied upon by the following:

Wordsworth Properties
Unit 1 Wordsworth Business Park
Whaley Road
Barugh Green
BARNSLEY
South Yorkshire
S75 1FJ

This report has been prepared for the sole use and reliance of the above named parties. This report shall not be relied upon or transferred to any other parties without the express written authorisation of JPG (Leeds) Limited. No responsibility will be accepted where this report is used, either in its entirety or in part, by any other party.

DOCUMENT HISTORY

Revision	Date	Revision Details	Status	Author(s)	Approved
P01	24.07.2026	First Revision	Information	BT	BT
P02	31.07.2026	Second Revision	Information	BT	BT



1.0 INTRODUCTION

The foul and surface water drainage system proposed as part of the works is shown on JPG drawings 6709-JPG-ZZ-ZZ-DR-D-1400.

The foul and surface water drainage system form part of the proposed development and will require maintenance to ensure continued satisfactory operation for the lifetime of the development.

Pipe sizes and gradients are designed to be self-cleansing, albeit regular maintenance and inspections are required, to ensure the long-term efficiency of the systems.

Any drainage infrastructure located within the plot demise, will be the responsibility of the developer via the developer's management company. This responsibility maybe passed onto the tenant, depending upon whether the building is being rented or will be owned by the end user. This will be subject to individual lease or sale agreements between the parties.

Where the off-plot infrastructure is to remain privately maintained, this will be the responsibility of the developer via his appointed facilities management team. This could be either in house or via a third party company.

However, where off-plot systems are maintained by third parties, the responsibility for maintenance will lay with the third party. For example, highway drainage and public sewers would be the responsibility of the local Highway Authority (Barnsley Metropolitan Brough Council) and local Water Company (Yorkshire Water) respectively.

No work shall be carried out on the drainage system without permission from a nominated person, who has access to information and a working knowledge of the system.

Maintenance/inspection work shall be carried out in a safe and planned manner.

All work is to be carried out by competent persons, who are suitably trained and equipped, in accordance with current statutory safe working policies.

Entry into confined spaces shall be kept to a minimum and be restricted to suitably qualified and equipped persons, working in accordance with current statutory safe working policies.

High levels of hygiene shall be maintained at all times, with adequate welfare facilities being provided for maintenance personnel.



2.0 DRAINS/SEWERS

The main objective of this maintenance document is to establish procedures to ensure the private drainage system functions appropriately in the long term within an environment of fiscal control.

Maintenance includes:

- Local repair or local replacement of damaged pipes or other structures in order to maintain the functioning of the drainage system.
- Cleaning and removal of sediments, obstructions etc. to restore hydraulic capacity.
- Jetting/vacuum of sewers to be undertaken as often as necessary to remove silts and/or ordinary debris.
- In the event that any extraordinary issues are encountered during an inspection, further information may be required such as a CCTV survey report.
- Maintenance to be undertaken on a six-monthly schedule as a minimum.

To avoid damaging the pipe, PSI pressures need to be verified before jetting of plastic twin wall sewers. Cleaning of drainage systems may require the temporary sealing of the system and careful collection of the effluent for disposal off site.

3.0 MANHOLES/ACCESS CHAMBERS

All manhole covers should be lifted, and the manholes visually inspected for silt, debris, damage to benching and signs of blockages within the drainage system.

Debris shall be removed from the benching and chamber. This shall not be removed by washing down the outgoing pipe.

Any loose benching shall be removed from the chamber and not allowed to be washed down the pipe system where it could cause a blockage. Areas of damaged benching shall be noted and procedure for repair instigated.

Should any debris or blockages be detected, the manholes should be cleaned, along with associated pipe runs which should be high pressure jetted, and CCTV surveyed to verify/identify that no further remedial works are required.

The manhole covers and frames shall be checked for damage and ensure correctly bolted together. This should be undertaken on a six-monthly basis as a minimum and this should be increased for heavily trafficked areas.

Missing bolts and broken items shall be replaced in accordance with the manufacturer's details. Damaged cover/frames that cannot be repaired shall be completely replaced.



Before replacing the cover, suitable grease or other sealing material shall be applied to the frame as required to form an airtight seal. Bolts shall be replaced and fully tightened.

Maintenance to be undertaken on a six-monthly schedule as a minimum.

4.0 SILT TRAP MANHOLES

These chambers are designed with sumps to accumulate silt and debris at specific locations, in particular upstream of the attenuation structures, basins, and ponds.

Maintenance to be undertaken on a six-monthly schedule as a minimum with additional inspections undertaken after heavy rainfall storm events.

Any accumulation of silt and debris shall be removed and disposed of offsite at a licenced facility.

5.0 DRAINAGE CHANNELS AND KERB DRAINS

All drainage channels and kerb drain systems should be inspected regularly to ensure that the system continues to operate effectively and is free from damage and blockage by debris or solid objects.

The systems should be visually inspected on a six monthly basis and cleaned out at least once a year and incorporated into a planned maintenance schedule. The frequency of inspection and maintenance depends on the local environment and conditions.

Channel units/kerb drains can be cleaned using a high-pressure hose. This can be fed into the system through access units.

The throat section of channel units and aperture of the kerb drains should be kept clear at all times to ensure uninterrupted flow of surface runoff into the below ground drainage network. Any debris in the apertures should be removed.

The seating areas for covers and grates should be cleaned before they are replaced. The covers and grates should be locked into position to prevent these being removed, stolen, or dislodged by traffic. Locking bolts should be replaced and sufficiently tightened, taking care that the bolt heads do not stand above the top surface of the cover or grate. If grates/covers are allowed to move within their frame, this may cause damage to the frame or seating or surrounding paving.

Broken or damaged sections for channel and/or grating should be replaced where practical to do so and to avoid further deterioration of the system.

During prolonged periods of dry weather, traps shall be checked and replenished as necessary in order to maintain the seal and preventing the escape of odours.



6.0 ROAD GULLIES

Road gullies should be inspected regularly to ensure that the system continues to operate effectively and is free from damage or blockage by debris or solid objects.

The gullies should be visually inspected on a six monthly basis and cleaned out at least once a year and incorporated into a planned maintenance schedule. The frequency of inspection and maintenance depends on the local environment and conditions.

The gully grating should be kept clear at all times to ensure uninterrupted flow of surface runoff into the gully. Any debris in the grating should be removed.

The seating areas for the grate should be cleaned before they are replaced. The covers and grates should be locked into position to prevent these being removed, stolen, or dislodged by traffic.

Broken or damaged gratings should be replaced where practical to do so and to avoid further deterioration of the system.

During prolonged periods of dry weather, traps shall be checked and replenished as necessary in order to maintain the seal and preventing the escape of odours.

7.0 ATTENUATION TANKS

There are several different types of attenuation tank systems from large diameter pipes to precast concrete tanks, box culverts and geo-cellular storage units.

Inspection and maintenance of the attenuation tank shall be in accordance with the manufacturer's recommendations for the installed attenuation tank system.

Regular inspection and maintenance are important for the effective operation of attenuation tanks. CIRIA's SUDS manual C753 Table 21.3 recommends the following maintenance regime for tanks:

Maintenance schedule	Required action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating	Monthly for 3 months, then annually.
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly.
	For systems where rainfall, infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually.
	Remove sediment from pretreatment structures and/or internal forebays.	Annually, or as required.
Remedial Actions	Repair/rehabilitate 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.
	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required.

Additional inspections shall be undertaken if the tank and/or drainage system does not appear to be fully draining down as there may be a problem.

Inspection shall be visually from ground level and where further investigation and internal inspection is required; this should be carried out via a CCTV survey. As such tank systems which allow for internal CCTV inspection should be installed.

Only as a last resort should a person enter the tank using appropriate safety equipment and where tank system has been designed to allow for man access into a tank.

Where a vortex flow control and/or pumps are located in the attenuation tank these shall be maintained in accordance the relevant sections within this document.

8.0 PUMPING STATIONS

Where private pumping stations or pumps in tanks form part of the drainage system the developer and/or end user shall enter into a maintenance agreement with a pump maintenance company.

The pumping station should be serviced as a minimum annually (once every 12 months) or as directed by the pump manufacturer or pumping station supplier.

Maintenance shall involve removing the pumps and carrying out routine maintenance and/or repairs to the pumps.

Control system including any alarms shall be checked to ensure they are in fully working order.

The wet well shall be visually inspected from ground level to assess if any repairs are necessary. If repairs to benching or the chamber are required, this should be carried out as soon as possible.

All pumping stations should be connected to a monitoring/telemetry system which activates an alarm upon failure. The location of the alarm will vary to suit the operation of the development and how it is proposed to be maintained.

Ideally the alarm would be located on site in a facilities manager office or in a staffed office (this could be a gate house for example that is staffed 24 hours a day). If there is to be no on-site facilities management then a remote type of alarm should be installed connected to the developers/landlord's offices/premises, or an appointed facilities management company, or appointed pump maintenance company.

For foul water pumping stations in accordance with Building Regulations Document H require 24 hours emergency storage to be provided to cater for a failure event.



This storage capacity shall be provided either in the wet well or in a separate storage tank located adjacent to the pumping station.

After a failure event the wet well and/or tank should be washed down with clean water to remove any remaining detritus that could cause future operational or maintenance issues, smells, or a health risk.

For surface water pumping stations, the sump shall be emptied of any silt that may have accumulated in the sump. The sump shall be inspected every 6 months. Any silt removed shall be disposed of offsite at a licenced facility.

9.0 OIL SEPARATORS

Where petrol/oil separators are to be installed as part of the storm water drainage system these shall be maintained as follows:

In order to prevent pollution, the separators need to be regularly maintained. This should be carried by suitably qualified personnel and in accordance with details in EN858-2:2003 section 6.

Oil separators shall be regularly inspected minimum every six-months or immediately if the alarm is triggered.

Separator Maintenance items should be as follows:

- Determine sludge/silt volume in upstream catchpits and remove.
- Assess the depth of accumulated oil and silt in the separator.
- Check the condition of any coalescing device and replace as necessary.
- Service any electrical equipment, i.e. alarms or management systems.
- Physically inspect the integrity of the separator and any mechanical parts.

The separator should be emptied when oil/silt levels have significantly built up. All retained waste, including silt must be removed and the separator refilled with clean water.

Should a significant fuel or oil spillage happen, the separator should be emptied and replenished with clean water.

Emptying of the separator under any circumstances should be undertaken by a registered waste removal company, experienced in emptying of separators.

Every five years, the separator should be full emptied and given a general inspection to test its integrity and performance, after which the separator must be refilled with clean water.

A detailed log should be kept up when the separator has been inspected, maintained, emptied and serviced, along with records of any specific events



relating to the system such as cleaning, spillages. Failure to carry out the maintenance may result in pollution of the environment.

10.0 PROPRIETARY TREATMENT SYSTEMS/DEVICES

There are various types of treatment systems available on the market as follows:

- Proprietary bioretention systems.
- Treatment Channels.
- Hydrodynamic or vortex separators.
- Proprietary filtration systems.
- Oil Separators (covered in separate section).
- Multi process systems.

General operation and maintenance items are detailed in the following table. Item would be tailored to suit the proprietary treatment system:

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris and inspect for sediment, oil and grease accumulation.	Six monthly.
	Change the filter media.	As recommended by the manufacturer.
	Remove sediment, oil grease and floatables.	As necessary – indicated by system inspections or immediately following significant spill.
Remedial Actions	Replace malfunctioning parts or structures.	As required.
Monitoring	Inspect for evidence of poor operation.	Six monthly.
	Inspect filter media and establish appropriate replacement frequencies.	Six monthly.
	Inspect sediment accumulation rates and establish appropriate removal frequencies.	Monthly during first half year of operation, then every six months

Where a proprietary treatment system is employed, these shall be installed and maintained in accordance with the manufacturer's specific instructions and recommendations to ensure they continue to operate effectively and as designed.



11.0 HEALTH AND SAFETY

Employers shall, so far as is reasonably practical, provide and maintain systems of work that are safe and without risks to health. The systems of work shall cover all aspects of the works including above-ground operations (for example manhole location and traffic control), access to the sewer system and all operations in the confined space of the sewer system.

12.0 RECORD HISTORY

The site manager shall be responsible for recording and updating details of prior maintenance and operations, which can be made available for future reference.

The site manager shall also be responsible for scheduling future maintenance in accordance with the necessary requirements of each component, create a fixed timetable of routine checks and ensure that the maintenance is undertaken appropriately.

5 John Charles Way
LEEDS
LS12 6QA

Tel: 0113 263 1155
admin@jpg.group
www.jpg.group

