

MSM Aerospace

Management & Maintenance

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1. INTRODUCTION

PWA Group have been appointed Integra Buildings Limited to undertake detailed design including a Management and a maintenance Strategy for the proposed development. Proposals include the construction of cadets training unit along with a store building on an existing cadet's site in Alness. The proposed new units and external areas have an area of approximately 103m².

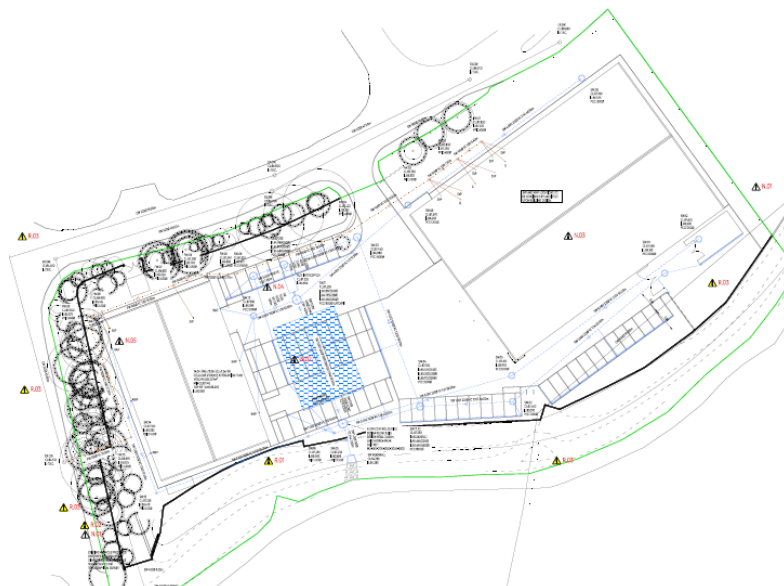


Figure 1 – Drainage Layout

2. MANAGEMENT AND MAINTENANCE RESPONSIBILITIES

The specific drainage features and the maintenance responsibilities are shown below in [table 1](#)

Table 1 - Drainage Maintenance Responsibilities

Drainage feature	Maintenance responsibility	Table Number
Private Drainage	End user/Management company	2
Gullies & Channels	End user/Management company	3
Flow Control	End user/Management company	4
Cellular Storage	End user/Management company	5
Bypass Oil Separator	End user/Management company	6

3. MAINTENANCE REQUIREMENTS

Following development, the developer will have the responsibility to ensure that continued inspection and maintenance of the proposed drainage system is undertaken by suitably qualified professionals.

Table 2 – Private Drainage System

	Maintenance Activity	Frequency
Regular Maintenance	To be maintained by the End user/Maintenance company. Visually inspect gutters to ensure they are kept clear of leaves, debris etc. Lift covers of drainage to inspect chambers for debris and build-up of silts.	Annually. No triggers other than maintenance to be taken on regular schedule.
Occasional Maintenance	Remove leaves and debris from gutters. Remove debris from inspection chambers to ensure outlets are kept clear of debris to ensure adequate drainage.	As required. Indicator of problem/trigger for maintenance when surcharging or flooding of drains occurs or gutters and chambers full of debris and leaves etc.
Remedial Works	Should drains be heavily blocked or damaged contact drainage maintenance company for unblocking / repair works.	As required. Indicator of problem/trigger for maintenance when drainage not functioning and unblocking pipes and chambers etc not effective.

Table 3 – Gullies & Channels

	Maintenance Activity	Frequency
Gullies & Channels	Lift covers of channels/gullies and visually inspect for the buildup of silt and debris.	Bi-annually.
Occasional Maintenance	Remove debris from channels and gullies.	Annually or as required.
Remedial Works	Should the channels be heavily blocked or damaged jet out/repair/replace them.	As required.

Table 4 – Flow Control Chamber

	Maintenance Activity	Frequency
Flow Control Chamber	Lift cover of flow control and visually inspect chamber for debris.	Bi-annually.
Occasional Maintenance	Remove debris from flow control chamber.	Annually or as required.
Remedial Works	Should the flow control be heavily blocked or damaged jet out/repair/replace unit.	As required.

Table 5 – Cellular Storage

	Maintenance Activity	Frequency
Cellular Storage	Inspect for any damage to tank of problems checking area of surfacing above tank.	4 – 6 times annually.
Occasional Maintenance	CCTV to check tank condition and for any silt build up; jet/clear tank as per manufacturer's instructions from the access points if required.	Annually or as required.
Remedial Works	Reinstate or repair tank.	As required.

Table 6 – Bypass Oil Separator

	Maintenance Activity	Frequency
Bypass Oil Separator	Maintenance to be carried out in line with manufacturers guidance following confirmation of the specification.	Maintenance to be carried out in line with manufacturers guidance following confirmation of the specification.
Occasional Maintenance	Maintenance to be carried out in line with manufacturers guidance following confirmation of the specification.	Maintenance to be carried out in line with manufacturers guidance following confirmation of the specification.
Remedial Works	Maintenance to be carried out in line with manufacturers guidance following confirmation of the specification.	Maintenance to be carried out in line with manufacturers guidance following confirmation of the specification.

4. SUMMARY AND CONCLUSIONS

The collection of surface water is to be done via the use of rainwater pipes channels and gullies before connecting into separate private surface water systems. Surface water collected by the yard drainage is to flow through a bypass oil separator prior to entering the attenuation tank with the roof drainage. A flow control device is used downstream of the attenuation to restrict the flow to the maximum discharge rate.

If any maintenance requirements differ from the manufacturers, then their requirements are to take precedence.

End of Report