

Node Pond 3 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	126.000
Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	180.0	0.0	2.500	1257.0	0.0	2.501	0.0	0.0

Node pond 2 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	126.900
Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	192.0	0.0	2.100	1070.0	0.0	2.101	0.0	0.0

Node Pond 1 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	125.850
Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	42.0	0.0	2.250	496.0	0.0	2.251	0.0	0.0

Node tank u3 Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	125.400
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	210.0	0.0	2.000	210.0	0.0	2.001	0.0	0.0

APPENDIX G – DRAINAGE INSPECTION & MAINTENANCE SCHEDULE

Heywood Stores – Drainage Inspection and Maintenance Schedule

Maintenance schedule (it is the responsibility of the client/tenant or nominated management company to carry out the maintenance outlined in this table)	Required action	Typical frequency
Below Ground Drainage Pipes, Manholes, etc		
Regular maintenance	Lift covers and inspect manholes for evidence of debris and silt deposits and evidence of blockages (standing water). Carry out CCTV survey if required	Quarterly
Remedial actions	High pressure jetting and/or remove minor blockages and silt build up Replace broken access covers, remove major blockages, repair structurally defective pipework	As required – 20% loss of pipe cross-section As required
Flow control chamber		
Regular maintenance	Lift covers and inspect chamber for evidence of debris and silt deposits and evidence of blockages. Test bypass door operating correctly.	Quarterly
Remedial actions	High pressure jetting and or remove minor blockages and silt build up Replace broken access covers, remove major blockages, repair/replace defective flow control devices	As required As required
Linear channel drains and gullies		
Regular maintenance	Lift access covers and inspect for silt/debris accumulation	Quarterly
Remedial actions	Replace broken access covers, gratings High pressure jetting and/or remove minor blockages and silt build up	Annually As required
Rainwater pipes		
Regular maintenance	Inspect rainwater goods for evidence of leaking pipework	Monthly (or as required)
Occasional maintenance	Remove rodding eyes and carry out high pressure jetting to remove any debris	Quarterly
Remedial actions	Replace cracked / leaking pipework	As required
Pond		
Regular maintenance	Remove litter and debris Cut the grass – public areas Cut the meadow grass Inspect marginal and bankside vegetation and remove nuisance plants (for first 3 years) Inspect inlets, outlets, banksides, structures, pipework etc for evidence of blockage and/or physical damage Inspect water body for signs of poor water quality Inspect silt accumulation rates in any forebay and in main body of the pond and establish appropriate removal frequencies; undertake contamination testing once some build-up has occurred, to inform management and disposal options Check any mechanical devices, e.g. penstocks	Monthly (or as required) Monthly (during growing season) Half yearly (spring, before nesting season, and autumn) Monthly (at the start, then as required) Monthly Monthly (May – October) Half yearly Half yearly Annually Annually

	Hand cut submerged and emergent aquatic plants (at minimum of 0.1m above pond base; include max 25% of pond surface) Remove 25% of bank vegetation from water’s edge to a minimum of 1m above water level Tidy all dead growth (scrub clearance) before start of growing season (Note: tree maintenance is usually part of overall landscape management contract) Remove sediment from any forebay. Remove sediment and planting from one quadrant of the main body of ponds without sediment forebays.	Annually Every 1 to 5 years, or as required Every 5 years, or as required
Occasional maintenance	Remove sediment from the main body of big ponds when pool volume is reduced by 20%	With effective pre-treatment, this will only be required rarely, eg every 25–50 years
Remedial actions	Repair erosion or other damage Replant, where necessary Aerate pond when signs of eutrophication are detected Realign rip-rap or repair other damage Repair / rehabilitate inlets, outlets and overflows	As required As required As required As required As required
Attenuation tank - maintenance activities recommended by the manufacturer should be added to this schedule where not included		
Regular maintenance	Remove litter and debris and inspect for sediment, oil and grease accumulation. Change the filter media	Six monthly As recommended by manufacturer
Remedial actions	Replace malfunctioning parts or structures	As required
Monitoring	Inspect for evidence of poor performance Inspect sediment accumulation rates and filter media, and establish appropriate replacement frequencies.	Six monthly Monthly during first half of the year, then every six months
Pumps - maintenance activities recommended by the manufacturer should be added to this schedule where not included		
Regular maintenance	Ensure sumps and floats are clean - quarterly Assess the condition of the pipework for wear or damage - quarterly Lift covers and inspect manholes for evidence of debris and silt deposits and evidence of blockages - quarterly	
Remedial actions	Examine the condition of pump including impeller, seals, valves and pipework – as recommended by manufacturer – quarterly Consult pump specialist – where required Service and replace and elements of the system – six monthly	