

Paul Waite Associates

Consulting Civil, Structural & Geo-Environmental Engineers

Maintenance and Management Strategy

Genesis Business Park,
Rotherham

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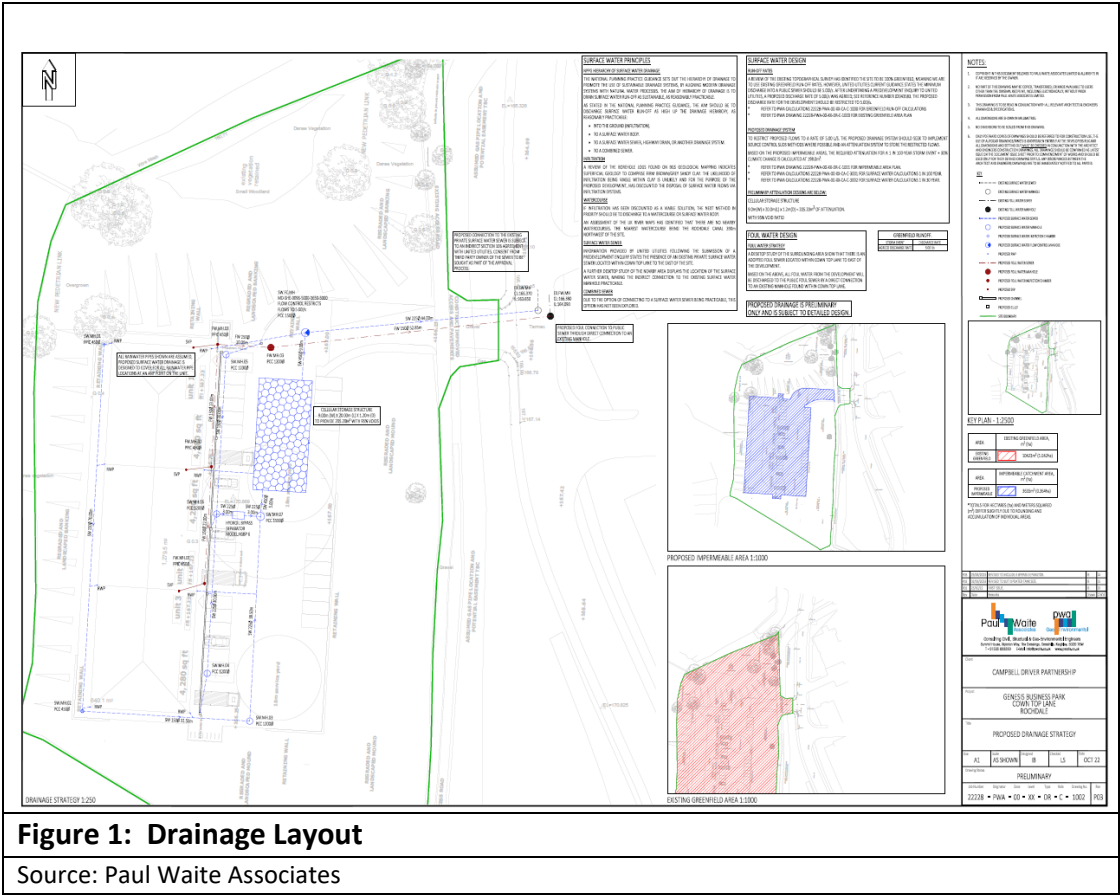
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1. INTRODUCTION

Paul Waite Associates have been appointed by Campbell Driver partnership to undertake detailed design including Drainage and a maintenance Strategy for the proposed development. Proposals includes 3 units.

The development site covers an area of approximately 1.04 (ha), with the site located at the Genesis Business Park, Rotherham.



2. MANAGEMENT AND MAINTENANCE RESPONSIBILITIES

The specific drainage features and the maintenance responsibilities are shown below:

3.1 Drainage maintenance responsibilities	
Drainage feature	Maintenance responsibility
Private Drainage	End user/Management company
Gullies and Channel Drains	End user/Management company
Flow Control Device	End user/Management company
Attenuation Tank	End user/Management company

3. MAINTENANCE REQUIREMENTS

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

Table 1: Maintenance Activities

<u>3.2 PRIVATE DRAINAGE SYSTEM</u>	
Regular Maintenance	Frequency
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 Tasks	Frequency
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 Work	Frequency
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.
<u>3.3 CHANNEL DRAINS</u>	
Regular Maintenance	Frequency
Lift covers of channels and visually inspect for the buildup of silt and debris.	Bi-annually
Occasional Tasks	Frequency
Remove debris from channels.	Annually or as required
Remedial Work	Frequency
Should the channels be heavily blocked or damaged jet out/repair/replace them.	As required

3.4 Hydro-brake flow control Unit	
Regular Maintenance	Frequency
To be in accordance with the adopting authorities (Yorkshire Water) standard maintenance regime.	To be in accordance with the adopting authorities (Yorkshire Water) standard maintenance regime.
Occasional Tasks	Frequency
To be in accordance with the adopting authorities (Yorkshire Water) standard maintenance regime.	To be in accordance with the adopting authorities (Yorkshire Water) standard maintenance regime.
Remedial Work	Frequency
To be in accordance with the adopting authorities (Yorkshire Water) standard maintenance regime.	To be in accordance with the adopting authorities (Yorkshire Water) standard maintenance regime.
3.5 Attenuation Tank	
Regular Maintenance	Frequency
Inspect for any damage to tank or problems by checking area of surfacing above tank.	4 – 6 Times Annually.
Occasional Tasks	Frequency
CCTV to check tank and any silt build up and jet/clear tank as per manufacturer's instructions from access points if required.	As required.
Remedial Work	Frequency
Reinstate or repair tank	As required.

4. SUMMARY AND CONCLUSIONS

The collection of surface water is to be done via the use of channel drains and rainwater pipes before flowing through a system of pipework, concrete manholes and an attenuation tank to slow down flows. A flow control manhole is then used to minimise discharging flows to 5.0l/s before out falling to the existing private surface water sewer within Cown Top Lane.



END OF REPORT

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