Drainage Maintenance Schedule/Requirements

This maintenance schedule should be read in conjunction with Portland Consulting drawing number 1001-01 Drainage Layout

Section1

General Maintenance & Inspection Recommendations
For Below Ground Gravity Drainage. (Including Drainage Channels)

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

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

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

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

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

6. Drainage systems shall be inspected on a regular basis or should any problems be suspected. Any debris/ defects discovered shall be recorded and a programme of cleaning/ repair initiated. Urgent repairs/ cleaning shall be actioned as soon as practicable.

7. The following operations should be carried out annually.
    a) Covers of inspection chambers and manholes shall be removed and the sides, benchings and channels cleared.
    b) Accumulated deposits of silt in soakaways, catchpit manholes, drainage channels, gullies etc. shall be removed. Any traps shall then be plunged and thoroughly flushed out with clean water.
    c) Main and branch drains shall be cleared as required and afterwards be flushed with clean water. Any obstructions found shall be removed and not flushed down the system.
    d) Covers of inspection chambers, manholes, gullies etc. shall be replaced, bedded in suitable grease or other sealing material as required and bolted/locked down as appropriate. Missing bolts and broken items shall be replaced in accordance with the manufacturer's details.

8. Trapped gullies shall be checked and replenished as necessary in order to maintain the seal, preventing the escape of odours.

9. Clearing of the drainage system can be achieved by a number of methods depending on the nature of the work
    a) Rodding – Manual/Mechanical with flexible rods.
    b) Jetting – High pressure water jetting.
    c) Plunging.

Section2

Specific Items

Regular Maintenance		
Element	**Maintenance/Action required**	**Frequency**
CatchPits	Clear out sumps of catch pits to remove all silt/debris	Annually – Autumn after leaf fall
Aco Channels	Covers should be lifted and debris cleared out	Annually - Autumn after leaf fall

Maintenance schedule for Hydrobrake Manhole

These will be the responsibility of TELMAC Developments.
A copy of this page must be given to the maintenance company employed by TELMAC Developments.

Regular Maintenance		
Element	**Maintenance/Action required**	**Frequency**
Manhole	1-Clear out sump 2-Check pivoting bypass door is operational	1- Bi annual – after leaf fall and after first large storm 2-Annually in dry weather
Regular Monitoring		
Manhole and swale	Check manhole/swale to ensure emptying is occurring satisfactorily	Annually – during heavy storm conditions and If water builds up in swales
Outlet pipe	Check for blockages or pipe damage	Annually
Remedial Actions		
Manhole/swale not emptying/flooding	Activate pivoting bypass door to release the water. Once system is empty check and remove blockages and silt deposits	As required
Outlet pipe: Damaged or blocked	Repair pipe/unblock pipe Clear out all silt from catch pit	As required

Maintenance schedule for Aquacell Crates

These will be the responsibility of TELMAC Developments.
A copy of this page must be given to the maintenance company employed by TELMAC Developments.

Regular Maintenance		
Element	**Maintenance/Action required**	**Frequency**
Catch Pits	Clear out sumps of catch pits to remove all silt/debris	Annually – Autumn after leaf fall
Crate Structure	CCTV/Jetting through central channel to assess and clear any build-up of silt	Annually – Autumn after leaf fall
Remedial Actions		
Element	**Maintenance/Action required**	**Frequency**
Inlets/outlets/vents	Repair/rehabilitation as necessary	As required
Aquacell Crates	Inspect and Replace crates where necessary	Once every 50 years
Monitoring		
Element	**Maintenance/Action required**	**Frequency**
Inlets/outlets/vents	Inspect all inlets/outlets and vents to ensure in a good working condition and operating as designed	Annually and after large storms