Lyons | O'Neill
Structural Engineers

1 Cumberland Road

Drainage Maintenance Plan

LON Job Number: 24007

Reference: 24007-LON-XX-XX-RP-C-0001

Revision: P01

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Document Control

Remarks		Drainage Maintenance Plan							
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1. Introduction

Lyons O'Neill have been appointed by Shape+ architects to provide Civil Engineering services for the proposed scheme at 1 Cumberland Road.

In support of the planning application previously submitted (*ref:* ***24/0208/FUL***) a detailed flood risk assessment and drainage strategy report was prepared (*ref:* ***23133-LON-XX-XX-RP-C-0001***). This drainage maintenance plan has been produced to satisfy the pre-commencement conditions related to drainage for this scheme.

2. Proposed Drainage and Maintenance Requirements

The proposed drainage strategy for this scheme is to utilise a rainwater harvesting tank with an overflow to a soakaway system in the rear garden of the property to discharge surface water, and re-use an existing private connection to the Thames Water sewer within Cumberland Road to discharge foul water (*see LON drawing: **24007-LON-V1-XX-D-C-8100)*.

All drainage on-site is required to be maintained as per the guidance within the CIRIA SuDS Manual and relevant supplier guidance for specialist items, which for ease of reference have been listed below. It should be noted at this time, that specialist products have been performance specified and a specific supplier has not been selected. This document should be revised post construction to include all relevant maintenance requirements from suppliers.

2.1. Rainwater Harvesting Tank

There is one rainwater harvesting tank proposed to be installed in the rear garden. Maintenance of this unit should be undertaken in accordance with the guidance in the CIRIA SuDS Manual and guidance specific to this unit to provide by the tank supplier (to follow once a supplier is selected).

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Inspection of the tank for debris and sediment build-up, inlet/outlets/withdrawal devices, overflow areas, pumps filters	Annually (and following poor performance)
	Cleaning of tank, inlets, outlets, gutters, withdrawal devices and roof drain filters of silts and other debris	Annually (and following poor performance)
Occasional maintenance	Cleaning and/or replacement of any filters	Three monthly (or as required)
Remedial actions	Repair of overflow erosion damage or damage to tank	As required
	Pump repairs	

Table 1 – CIRIA SuDS Manual Maintenance Requirements, Rainwater Harvesting Tanks

2.2. Infiltration Systems

There is a proposed geocellular soakaway system to be installed in the rear garden. Maintenance of this unit should be undertaken in accordance with the guidance in the CIRIA SuDS Manual and guidance specific to this unit to provide by the tank supplier (to follow once a supplier is selected).

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually
	Cleaning of gutter and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional maintenance	Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	As required, based on inspections
Remedial actions	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
	Replacement of clogged geotextile (will require reconstruction of soakaway)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Check soakaway to ensure emptying is occurring	Annually

Table 2 – CIRIA SuDS Manual Maintenance Requirements, Infiltration Systems