

1607 Chinley Community Centre (HPK/2021/0525)

Discharge of Conditions no. 12

Sustainable drainage management and maintenance plan



SuDs Management & Maintenance Plan

Chinley Community Centre, Lower Lane, Chinley, High Peak, SK23 6BE

October 2023



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1. Introduction

Building Design (Northern)Ltd (BDN) have been appointed by Buxworth & Brownside Parish Council to provide drainage advice for the construction stage of the works at Chinley Community Centre.

2. Construction Phase

The main contractor will be responsible for the maintenance and management of the surface water drainage during construction.

The main contractor for the re-development is to be appointed through the ongoing tender process.. Once confirmed, the main contractor will assume responsibility for the maintenance in shared communal areas during the construction stage.

3. SuDS Maintenance Requirements

Specific Maintenance requirements are appended in Appendix B and C for further information.

4. Responsibility for Maintenance

The main contractor will be responsible for maintenance during the construction phase. They will also be responsible for the maintenance during the transition period post construction.

Once practical completion has been successfully agreed, Buxworth & Brownside Parish Council will assume responsibility for the maintenance for the shared areas of the development. Refer to Appendix D for more information.

5. Landownership Details

The landowner is Buxworth & Brownside Parish Council of Parish Room, 3 Lower Lane, Chinley, High Peak, SK23 6BE.

6. Funding

Buxworth & Brownside Parish Council will collectively allocate a budget which will be paid to a management/maintenance company for SuDS maintenance purposes. Any replacement costs will be anticipated and included in any relevant property maintenance budgets in advance of the work becoming necessary.

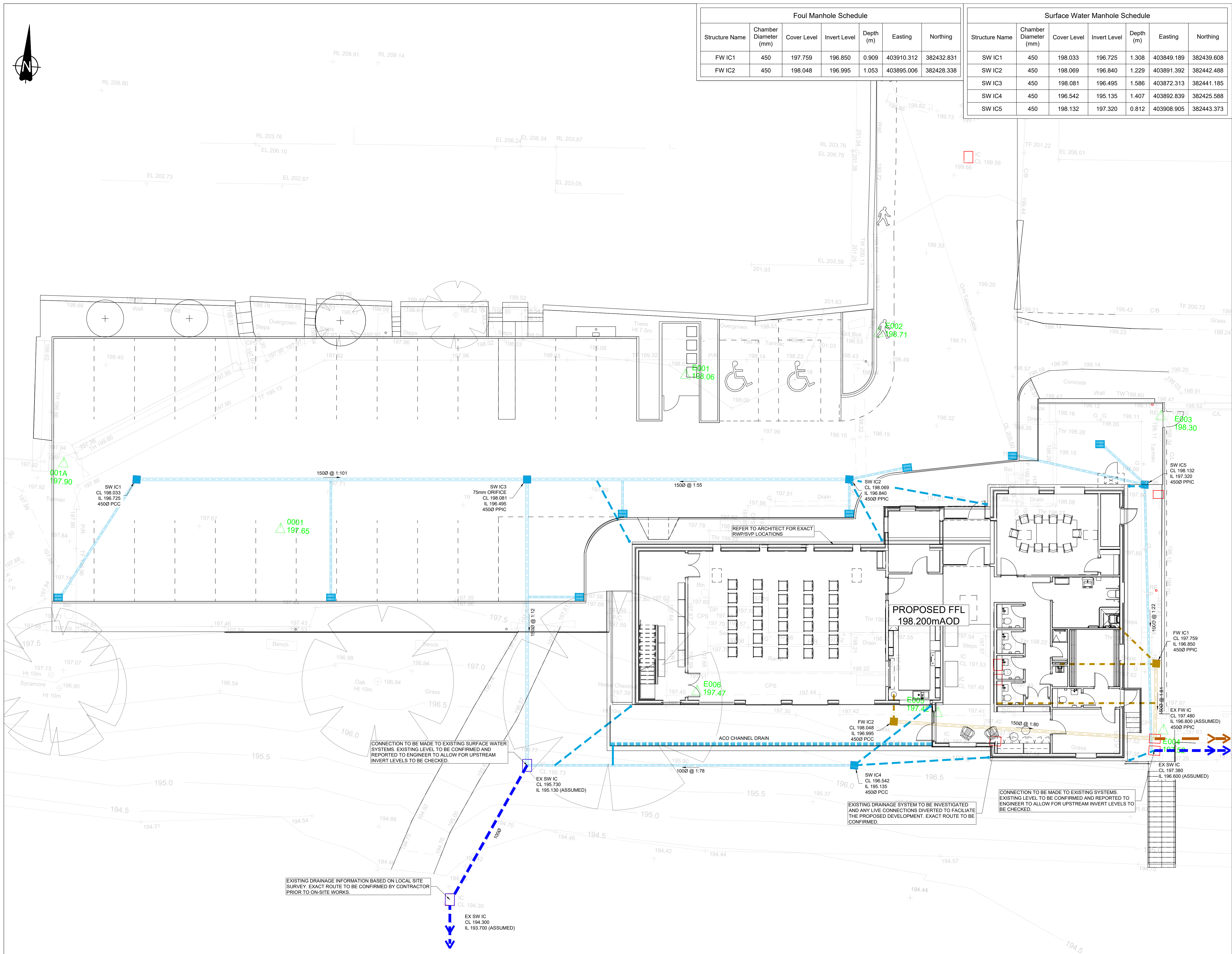
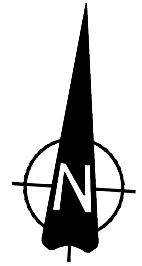
7. Inspection and Reporting

The primary maintenance employee of the Chinley Community Centre will perform inspections of the system as required using the log within Appendix C.

8. Notifications

Buxworth & Brownside Parish Council will notify the LLFA at the time maintenance and management has been handed over from the main contractor. If the Parish Council employ a separate maintenance company, the details will be provided to the local authority.

Appendix A – Overall Drainage Plan



Do not scale from drawings unless by agreement with Architect/Engineer. Work to figured dimensions only. Check all dimensions on site prior to commencing the works. Drawings to be read in conjunction with other relevant consultant information. Where any discrepancy is found to exist it should be reported to the Architect/Engineer immediately.

DRAINAGE LEGEND

450mm DIA. PRIVATE INSPECTION CHAMBER TO BE USED TO A MAXIMUM DEPTH OF 1200mm TO INVERT

600mm DIA. PRIVATE INSPECTION CHAMBER TO BE USED WHERE DEPTH TO INVERT IS 3000mm OR LESS. REDUCED ACCESS FITTING REQUIRED AT DEPTHS GREATER THAN 1200mm

PROPOSED PROPOSED ROAD GULLY & CONNECTING PIPE WORK. 1500 PIPE UNLESS NOTED OTHERWISE

EXISTING SURFACE WATER SEWER

EXISTING FOUL SEWER

NOTE:
ALL PRIVATE DRAINAGE TO BE 100mm RIGID PIPE OR 110mm FLEXIBLE PIPE UNLESS OTHERWISE SHOWN.
ALL DRAINAGE / PIPE WORK TO BE INSTALLED IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENT PART H 2010, NHBC STANDARDS 2015 AND RELATIVE GUIDANCE DOCUMENTS.
MANUFACTURERS INSTALLATION & GUIDANCE LITERATURE AND NOTES.

GENERAL NOTES:

- THIS DRAWING IS BASED ON ORDNANCE SURVEY AND TOPOGRAPHICAL SURVEY INFORMATION RECEIVED. WE CAN ACCEPT NO LIABILITY FOR DESIGN BASED ON INFORMATION RECEIVED.
- THIS DESIGN HAS BEEN CARRIED OUT TO APPROPRIATE STANDARDS BUT IT IS TO BE CHECKED IN ACCORDANCE WITH PROCUREMENT AND REQUIREMENTS PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL LEVELS, DIMENSIONS AND DETAILS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR FABRICATION.
- NO EXISTING BELOW GROUND CONDITIONS HAVE BEEN PROVIDED. THEREFORE, ALL INFORMATION IS TO BE VERIFIED FURTHER TO ANY SITE WORKS.
- NO EXISTING SERVICES INFORMATION HAVE BEEN PROVIDED. THEREFORE, ALL INFORMATION IS TO BE VERIFIED FURTHER TO ANY SITE WORKS.
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HEALTH & SAFETY AND CDM:

(THE FOLLOWING ARE TO BE READ IN CONJUNCTION WITH CONTRACTORS RISK ASSESSMENTS)

- CONTRACTOR TO UNDERTAKE ALL POSSIBLE PRECAUTIONS WHEN EXCAVATING. ALL EXISTING SERVICES INFORMATION TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF WORKS AND IDENTIFIED ON SITE USING CAT SCANNERS. EXCAVATION TO BE UNDERTAKEN WITH DUE DILIGENCE AND HAND DIGGING TO BE ADOPTED WHERE APPROPRIATE.
- CONTRACTOR TO MINIMISE THE AMOUNT OF TIME ANY EXCAVATIONS REMAIN EXPOSED AND COMPLY WITH LEGISLATIVE AND GOOD PRACTICE GUIDELINES.
- ALL TASKS TO BE UNDERTAKEN BY SUITABLY TRAINED AND EXPERIENCED OPERATIVES FOLLOWING APPROVED METHOD STATEMENTS WITH ADEQUATE RESOURCE ALLOCATED TO EACH TASK.
- FOR ANY WORK REQUIRING COMPACTING OF MATERIALS AND CONCRETE, PERSONNEL TO USE SUITABLE PIPE AND USE ONLY LOW VIBRATION EQUIPMENT. AMOUNT OF TIME OF USE TO BE LIMITED TO SAFE LEVELS IN ACCORDANCE WITH CONTRACTORS APPROVED METHOD STATEMENTS.
- APPROPRIATE MANAGEMENT SAFETY PLAN TO BE IN PLACE FOR DEALING WITH POTENTIAL GROUND CONTAMINATION.
- IN ORDER TO ENSURE THAT THE SIDE EXCAVATIONS REMAIN STABLE DURING EXCAVATIONS, CONTRACTOR TO ASSESS STABILITY AND PROVIDE TEMPORARY SHORING TO ENSURE SAFE WORKING AREA.

Revision	Date	Drawn	Description
P1	19/11/21	AW	Issued for Information
P2	24/11/21	CA	Revised to suit comments
T1	14/01/22	AW	Issued for Tender

Client & Project

Buxworth & Brownside Parish Council
Chinley Community Centre

Address

Chinley Community Centre
Lower Lane,
Chinley,
High Peak,
SK23 6BE

Drawing Title

Proposed Drainage Plan

Status / Stage	Sheet	Scale @ A1	Drawn	Checked
D2	1 of 1	1:100	CA	AW

Drawing Number

S3096-BDN-XX-XX-DR-C-0101

Revision

T1

0mm 1.0m 2.0m 4.0m 6.0m

Established 1983.

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BuildingDesignNorthern

Appendix B – Maintenance Visit Log & Inspection Checklist

Maintenance of all drainage features not adopted by the local water authority will be the responsibility of the landowner or site operator and will need to be carried out by a competent contractor.

As required by CDM 2015 designs have been produced to ensure that all maintenance risks have been identified, eliminated, reduced and/ or controlled where appropriate.

Any manufacturer specific maintenance requirements are to be included as part of the site health and safety file.

1.1 SuDS Maintenance Log

<i>Item</i>	<i>Date Last Maintenance Performed</i>	<i>Date of this Maintenance</i>	<i>Description of Maintenance Performed</i>	<i>Signed</i>
Underground Drainage				
Linear Channels				
Storm Cell Attenuation Tank				
Hydro-Brake				
Pervious Pavement				

1.2 SuDS Inspection Checklist

SuDS maintenance inspection checklist			
General information			
Site ID			
Site location and co-ordinates (GIS if appropriate)			
Elements forming the SuDS scheme		Approved drawing reference(s)	
Inspection frequency		Approved specification reference	
Type of development		Specific purpose of any parts of the scheme (e.g., biodiversity,	

Inspection date								
	Details	Y/N	Action required	Date complete	Details	Y/N	Action required	Date Complete
General inspection items								
Is there any evidence of erosion, channeling, ponding (where not desirable) or other poor								
Is there any evidence of accidental spillages, oils, poor water quality, odours or nuisance insects?								
Have any health and safety risks been identified to either the public or maintenance operatives?								
Is there any deterioration in the surface of permeable or porous surfaces (e.g., rutting, spreading of blocks								

Silt/sediment accumulation								
Is there any sediment accumulation at inlets (or other defined accumulation zones such as the surface of filter drains or infiltration basins and within proprietary devices)? If yes, state depth (mm) and extent. Is removal required? If yes, state waste disposal requirements and confirm that all waste management requirements								
Is surface clogging visible (potentially problematic where water has to soak into the underlying construction or ground (e.g., underdrained swale								
Does permeable or porous surfacing require sweeping to remove silt?								
System blockages and litter build-up								
Is there evidence of litter accumulation in the system?								
Is there any evidence of any other clogging or blockage of								
Vegetation								
Is the vegetation condition satisfactory (density, weed growth, coverage etc.)? (Check against								
Does any part of the system require weeding, pruning, or mowing? (Check against maintenance frequency stated in approved design.)								
Is there any evidence of invasive species becoming established?								
Infrastructure								
Are any check dams or weirs in good condition?								
Is there evidence of any accidental damage to the system (e.g., wheel ruts?)								
Is there any evidence of cross connections or other unauthorised inflows?								

Appendix C – Maintenance Schedules

1.3 Sewerage Maintenance Schedule

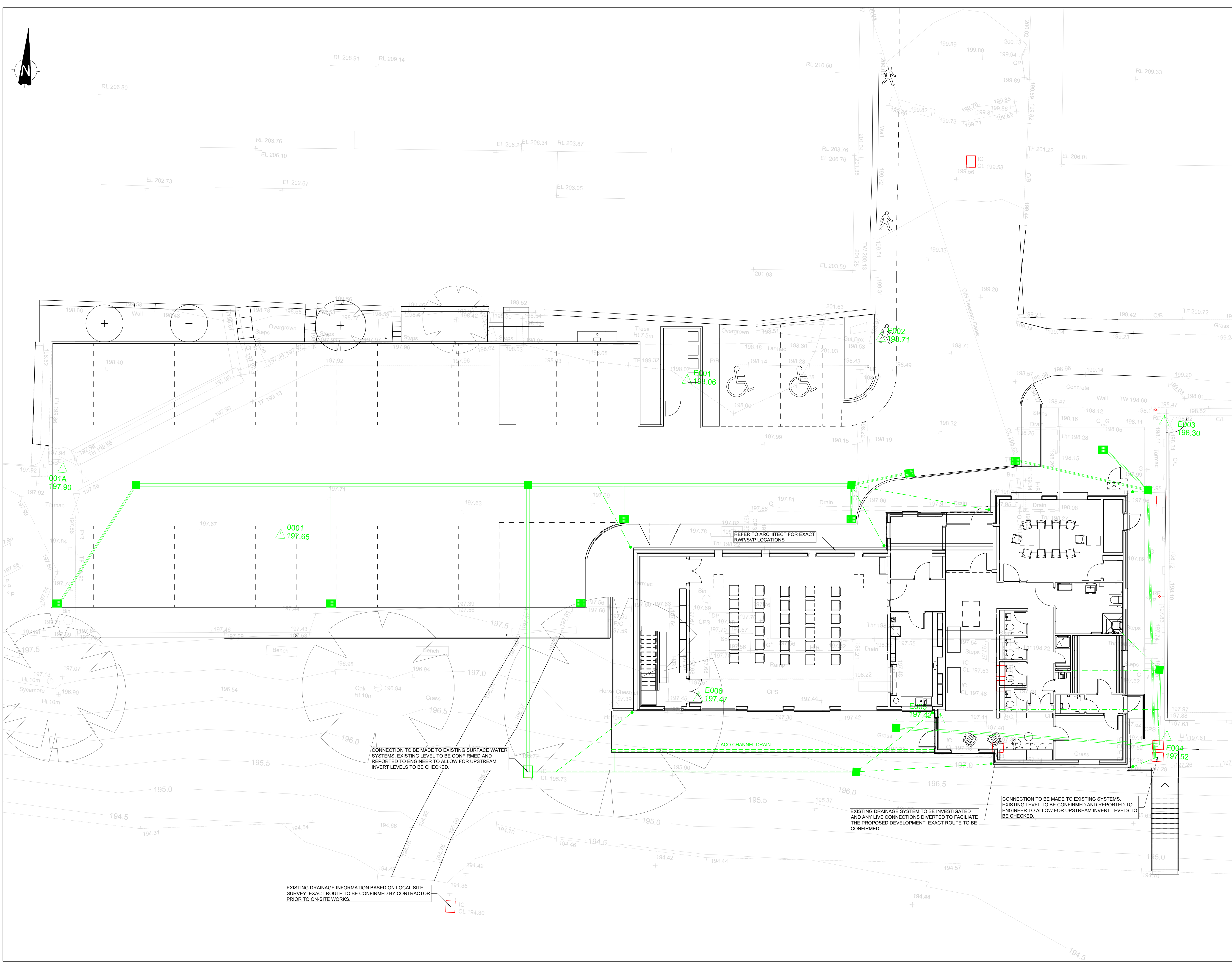
Sewerage maintenance schedule covers collection gully's, pipework, chambers, and flow control device.

<i>Maintenance Schedule</i>	<i>Required Action</i>	<i>Typical Frequency</i>
Regular maintenance	Removal of blockages to surface collection features and removal of silt from catch pits.	Annually, after autumn leaf fall or based on as required based on site specific observations.
Monitoring	Initial inspection.	Monthly for three months after installation.
	Inspect attenuation crates and flow control device – if required take remedial action.	Six-monthly.
	Inspect all drainage features.	Annually.
Remedial Actions	Cleansing of drainage features via rodding of jetting.	As required.
	Replacement of damaged or worn features.	As required.

1.4 Landscaping Maintenance Schedule

<i>Maintenance Schedule</i>	<i>Required Action</i>	<i>Typical Frequency</i>
Regular maintenance	Landscape and grass cutting	As required.
	Litter and debris removal	As part of on-going landscape maintenance.
	Weeding	As required when indicated during visual inspection.

Appendix D – Maintenance Responsibility Plan





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DRAINAGE LEGEND

RESPONSIBILITY OF PRIVATE PLOT OWNER

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PI	30/10/23	RL	Issued for information.

Client & Project

Buxworth & Brounsdale Parish Council
Chinley Community Centre

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Drawing Title

Maintenance Responsibility Plan

Status / Stage	Sheet	Scale @ A1	Drawn	Checked
S2	1 of 1	1:100	RL	CA

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Revision
P1

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