

Sustainable Drainage: Operation and Maintenance Plan

Your Sustainable Drainage Strategy must also set out ongoing access, operational and maintenance requirements to ensure that the sustainable drainage system will continue to perform as intended throughout its design life. This pro-forma supports developers in devising an effective Operation and Maintenance Plan for all surface water features proposed within a development, aiming to mitigate the risk of failure through robust operation and maintenance protocols for all features.

You **must** submit this proforma along with your Sustainable Drainage Strategy to the Local Planning Authority.

The Planning Practice Guidance sets out that developers must “*ensure their [sustainable drainage] design takes account of the construction, operation and maintenance requirements of both surface and subsurface components, allowing for any personnel, vehicle or machinery access required to undertake this work.*” You must satisfy Knowsley Council that “*the proposed minimum standards of operation are appropriate and that there are clear arrangements in place for ongoing maintenance.*”

Development Details	
Development Name	Nomvula Park
Address	Off Waterpark Drive, Knowsley
Development Grid Reference	X = 342782 Y = 393074
Planning Application Reference	19/00519/FUL

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Sustainable Drainage Feature 1		Dimensions of Sustainable Drainage Feature (as appropriate)	
Type of Sustainable Drainage Feature	Geocellular Storage Tank	Surface area (m)	154m2
Manufacturer and Model Number	Polystorm PSM1	Length (m)	14m
Unique Identification Number (if available)		Width (m)	14m
Design Life	50 Years Creep Life Expectancy	Depth (m)	1.6m deep Geocellular Crates
Grid Reference Location of Feature	X = 342738 Y = 392990	Side slope (m)	0
Access Details	<i>The geocellular storage tank is located in areas of POS. The POS is to be transferred ownership to the management company therefore there should be no ownership issues. Access to the POS is via the adoptable highway. Access is NOT to be taken via the adjacent shared driveways, though provision in the deeds to repair and maintain drains has been included in plot deeds.</i>	Bed slope (m)	0
Party Responsible for Maintenance		Owner of Feature	
Name	Trustgreen	Name	Trust Management
Address	Unit 7, Portal Business Park, Eaton Lane, Tarporley, CW6 9DL.	Address	See Above
Email	enquiries@trustmgt.co.uk	Email	
Telephone 1	0845 544 2924	Telephone 1	
Telephone 2		Telephone 2	
Is the party responsible the Owner?	YES	Is the Owner the party responsible for maintenance?	Yes
Regular Maintenance Schedule			Expected Maintenance Cost (£)
Weekly	None		
Monthly	None		
Quarterly	None		
Bi-annually	None		
Annually	Inspect Access chambers. Check for excessive siltation in Tanks. CCTV pipes and Tanks as necessary. Jet and clean where excessive siltation evident. Check free movement of one way check valves.		£1000
Other (specify)			
Replacement of Feature	<i>Design life is 50 years, from a structural integrity point of view, though a lifespan in excess of that may be experienced. Should the crates need to be replaced, it will be funded by the management company whom are funded by an annual fee paid by residents to cover upkeep of the POS and SUDS.</i>		
Remedial Maintenance Schedule			
Tasks in advance of a significant storm			
Inspection following a significant storm	Inspect Access chambers. Check for excessive siltation in Geocellular storage. CCTV pipes and Tanks as necessary. Check free movement of one way check valves.		
Likely tasks following of a significant storm	Jet and clean where excessive siltation evident.		

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Contingency Plan
<i>In the event of storms greater than the design event, or failure of the geocellular tank, localized flooding may occur. The location of the localized flooding is shown on drg 463/ED/19. Contours show where flood water is likely to pond. Volumes will be dependednt on the severity of the storm, and likely be limited to highway areas. Flood Durations will be short until the SUDS network drains down. All plots are a minimum of 150mm above surrounding levels to protect against minor flooding.</i> <i>Where a failure of the Geocullular tank is suspected, contact in the first instance should be made to the “Responsible Party” listed above. In the event of an emergency, where the “Responsible Party” is NOT contactable, the Knowsley Council Fllood Risk Team could be contacted, who could use their statutory powers to carry out emergency works.</i> Knowsley Council Flood Risk Team 0151 443 2704 or LLFA@knowsley.gov.uk