

Document title: Management and Maintenance Plan for Drainage and SuDS

Project: 37 Edwards Avenue, Ruislip HA4 6UP

Purpose: Discharge of Condition 9 (iii)

Condition 9(iii) requires the provision of a management and maintenance plan for the lifetime of the development, including arrangements for adoption by any public authority or statutory undertaker and other arrangements necessary to secure the effective operation of the approved SuDS scheme.

1. Introduction

This document provides the required lifetime Management and Maintenance Plan for the drainage and Sustainable Drainage Systems (SuDS) associated with the construction of three new dwellings at 37 Edwards Avenue. It is based upon the Sustainable Water Management Scheme prepared by Copsey Engineering Consultants (Ref: 2320-RPT-001 Rev 1).

2. SuDS and Drainage Components

The approved drainage strategy comprises:

- Rear cellular soakaway system
- Contingency overflow soakaway and secondary overflow arrangement
- Permeable paving to front driveways
- Roof drainage network discharging to soakaway
- Inspection chambers and rodding access points
- Water butts for rainwater harvesting

3. Long-Term Responsibilities and Adoption

The following responsibilities apply for the lifetime of the development:

Property Owners:

- Responsible for all private SuDS components within their plots, including roof drainage, water butts, downpipes, and permeable paving.

Shared Ownership / Joint Responsibility:

- The rear soakaway system and any shared pipework are jointly maintained by all property owners unless transferred to a management company.

Public Authority / Statutory Undertaker Adoption:

- No element of the on-site SuDS system is proposed for adoption by a statutory undertaker, as it operates independently of the public sewer under normal conditions.
- Should the overflow connection ever be activated, this will discharge lawfully into the public drainage network under Thames Water's authority.

4. Management Objectives

The maintenance regime ensures:

- Continued infiltration of surface water on-site
- Prevention of blockages, siltation, and loss of performance
- Preservation of structural integrity
- Protection against pollution

5. Inspection and Maintenance Schedule

Attenuation Crates / Soakaway

- Quarterly inspection of gutters, downpipes, and inlets
- Annual inspection for infiltration performance after autumn leaf fall
- Sediment removal and jetting as required

Permeable Paving

- Brushing of surface monthly
- Jet washing annually
- Vegetation removal and joint stone replacement as required

Pipework and Inspection Chambers

- Annual inspection for silt and blockages
- Jetting or rodding as required

Water Butts

- Cleaning of filters and overflow outlets twice annually

6. Securing Lifetime Operation

The drainage and SuDS systems are secured for long-term operation through:

- Legal responsibility placed on property owners via title documentation
- Maintenance obligations included within homeowner information packs
- Clear identification of SuDS components via as-built drawings

7. Conclusion

This Management and Maintenance Plan satisfies Condition 9(iii) by setting out clear responsibilities, inspection regimes, and lifetime operational arrangements for the SuDS and drainage systems at 37 Edwards Avenue. The strategy ensures that the development will continue to operate safely and effectively without reliance on the public sewer network under normal conditions.