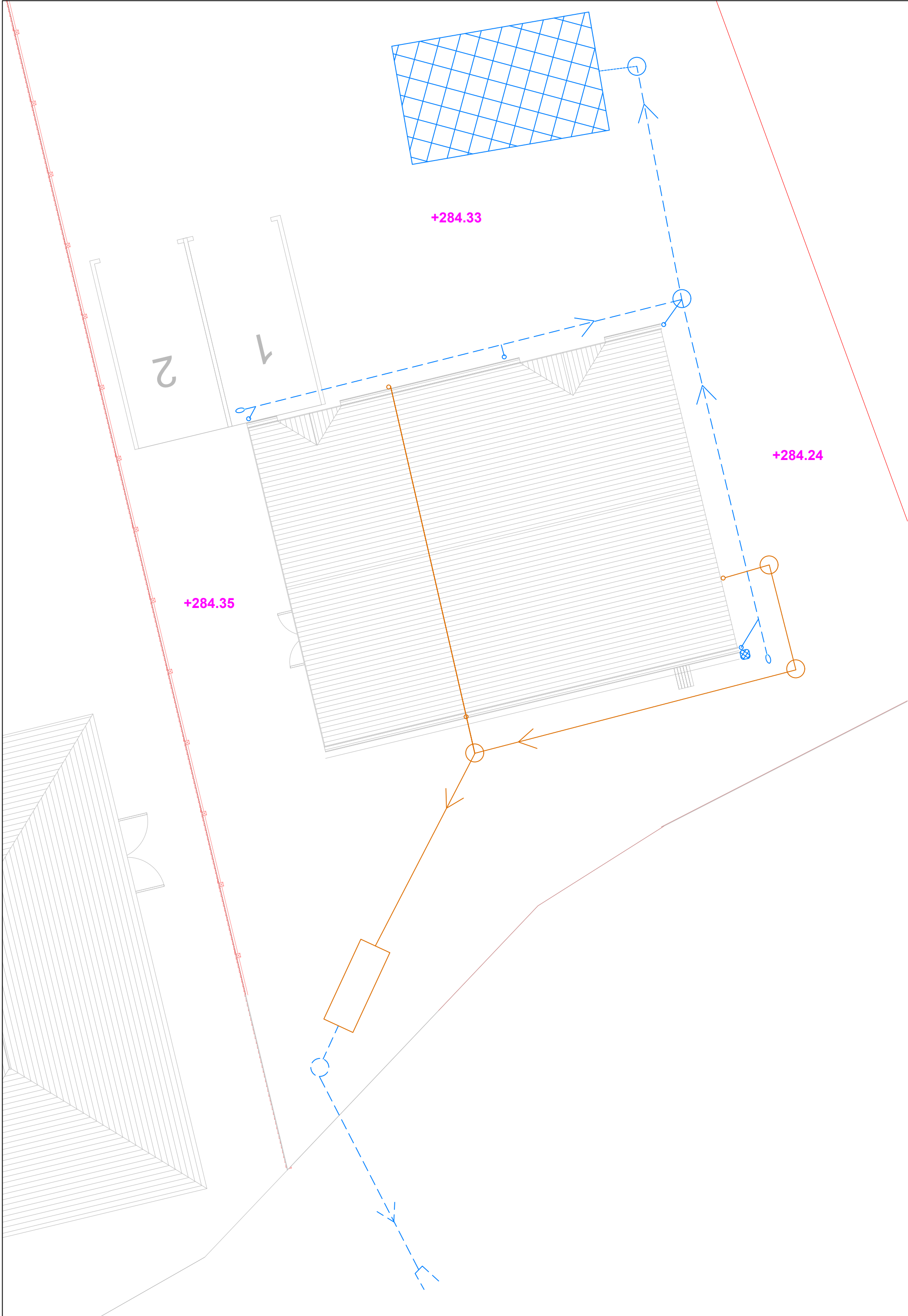




	Asset Type	Maintenance Schedule (and Frequency)	Party Responsible
	Underground drainage pipe network and manholes / catchpits	Regular maintenance: - Remove sediment and debris from pre-treatment devices and floor of inspection tube or chamber (annually) - Cleaning of gutters and any filters on downpipes (annually) - Trimming any roots that may be causing blockages (annually or as required) Monitoring: - Inspect silt traps and note rate of sediment accumulation (monthly in the first year and then annually)	Privately owned and maintained by house owners or specialist asset management company as agreed / appointed by house owner.
	Soakaway	Regular maintenance: - Remove litter and debris from inlets and outlets (monthly) - Trimming any roots and surrounding grass blockages (as required) Monitoring: - Inspect inlets, outlets and overflows for blockages (monthly or after a heavy storm) - Inspect inlets and outlets for silt accumulation (half yearly) - Inspect infiltration surfaces for compaction and ponding (monthly) - Survey inside of tank for sediment build-up and remove (annually or as required)	
	Rain water pipe	Regular maintenance: - Remove sediment and debris from grating, channel and sump (monthly or as required) - Trimming any roots and surrounding grass blockages (as required) Monitoring: - Inspect inlets and outlets for blockages or silt accumulation (monthly or after a heavy storm)	
	Rainwater harvesting water butt	Regular maintenance: - Clean tank, inlets, outlets, gutters, roof drain filters and withdrawal devices (annually or as required) - Empty water butt and clean interior, removing any sludge, algae or sediments (annually or as required) Monitoring: - Inspect tank for debris and sediment build up (annually and following poor performance) - Inspect inlets, outlets and overflow (annually and following poor performance)	
	Outfall	Regular maintenance: - Remove litter and debris (monthly or as required) - Manage other vegetation and remove nuisance plants (monthly at start then as required) - Repair / rehabilitate outlet, as required Monitoring: - Inspect structure and pipework for blockages and clear if required (monthly or as required)	
	Underground drainage pipe network and manholes	Regular maintenance: - Trimming any roots that may be causing blockages (annually or as required) Monitoring: - Inspect for signs of blockages (annually or as required)	
	Package treatment plant	Regular maintenance: - Service (annually or as required / recommended by manufacturer) Monitoring: - Survey inside of tank for sludge or scum build-up and remove (annually or as required / recommended by manufacturer) - Check the electrical components, blowers, pumps, UV-units, are operational (weekly or as required / recommended by manufacturer) - Check air vents for obstructions (weekly or as required / recommended by manufacturer) Refer to manufacturers operation and maintenance manual for further details.	

- Notes.
- Do not scale from this drawing.
 - All dimensions are in meters unless otherwise stated.
 - This drawing to be read in conjunction with all other relevant drawings and documents.
 - All drainage to be constructed to SSG Design and Construction Guidance, current british standards and building regulations and other relevant standards.
 - Exact locations of rain water downpipes and other internal drainage down pipes to be confirmed by architect / M&E engineer. Internal SVPs and other internal foul drainage to be designed by M&E engineer. Rain water pipe connections to have rodding access, sump and grated cover.
 - Contractor to confirm locations of existing services prior to commencement on site and to arrange for any necessary diversions, lowering or protection works as required.
 - All specialist drainage components such as the soakaway to be designed and installed as per manufacturers requirements.
 - Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated. If cover levels change from assumed then drainage design should be re-assessed, especially in regards to extreme events. All levels based on LiDAR data, to be confirmed following topographical survey.Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated.
 - Infiltration features to be positioned at least 1m above ground water table and focused infiltration features to be positioned 5m from buildings and 10m from other infiltration systems unless otherwise specified by a structural / geotechnical engineer.
 - Private surface water pipes to be 150Ø with minimum fall of 1:100 unless otherwise stated.
 - Private foul pipes to be 100mm Ø with minimum fall of 1:40 unless a WC is connected then minimum gradient 1:80, unless otherwise stated.
 - Minimum cover to thermoplastic pipes in garden or patio areas 0.6m, in driveway 0.9m, in road 1.2m, otherwise concrete protection will be required.
 - Access chamber cover class A15 for garden and patio, B125 for driveway, C250 for lightly trafficked roads or small private carparks.
 - Foul discharge is to watercourse. If water levels within the watercourse rise above the outfall pipe then the system may not work as intended and may cause flooding.
 - Assumed driveway to be permeable and patios to drain to landscaped areas.
 - Design is for planning purposes only and not for construction. Design should be confirmed prior to construction to ensure all available information is considered and any assumed information should be verified.
 - Design should be reviewed in light of any additional information or on validation or otherwise of any assumptions.

P01	12.08.25	Initial issue	NM	WW
Rev	Date	Detail	Drwn	Chkd

Client:

Monolith Homes Ltd.

Project:

56 Swansea Rd

Drawing Title:

Management and Maintainence Plan



Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU

Drawn by:	Checked by:	Date:
NM	WW	Aug. 2025
Scale:	Status:	
N.T.S	Preliminary	
Drawing No:	Issue:	
86468 101	P01	