

Project Title:
STATION ROAD, BARGOED
Project No:
25.6020

Client:
LANGSTONE CONSTRUCTION GROUP LTD
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v.01

Status:
APPROVAL

SuDS MAINTENANCE SCHEDULE

Sustainable Drainage Systems (SuDS):

Maintenance Schedule A.

Catchpits, Manholes & Pipes.

Regular Maintenance:	
Monthly	○ Inspect all inlets, outlet, and chambers to ensure they are in good condition, free from blockage and operating as designed. If required, take remedial action (for 3 months following installation).
Six Monthly	○ Inspect all inlets, outlet, and chambers to ensure they are in good condition, free from blockage and operating as designed. If required, take remedial action.
Annually	○ Not applicable.
As Required	○ Remove sediment from catchpit manholes. ○ Where sediment has accumulated into manholes and pipes jet the associated pipes. ○ Where significant accumulation of silt or evidence of defects are present undertake CCTV survey of pipe and carry out remedial repairs as required.
Remedial Actions :	
Storms that may cause significant damage to SuDS.	
Following significant storm events.	○ Inspect and carry out essential recovery works to return the feature to full working order.

Sustainable Drainage Systems (SuDS):
Maintenance Schedule B.

Flow Control Structures

Regular Maintenance:	
Monthly	○ Inspect and identify any areas that are not operating correctly. If required, take remedial action (for 3 months following installation).
Six Monthly	○ Inspect and identify any areas that are not operating correctly. If required, take remedial action.
Annually	○ Not applicable.
As Required	○ Not applicable.
Remedial Actions : Storms that may cause significant damage to SuDS.	
Following significant storm events.	○ Inspect and carry out essential recovery works to return the feature to full working order.

Sustainable Drainage Systems (SuDS):
Maintenance Schedule C.

Permeable Paving

Regular Maintenance:	
Monthly	○ Refer to manufacturer specifications. ○ For sealed systems, inspection of outfalls should be undertaken.
Six Monthly	○ Brushing and vacuuming to manufacturer requirements. ○ Inspect for evidence of poor operation and/or weed growth.
Annually	○ Standard cosmetic sweep over whole surface especially after autumn leaf fall.
As Required	○ Inspect/check all inlets, outlets, inspection chambers, surface, and overflows (where required) to ensure that they are in good condition, free from blockages and operating as designed. Take action where required (for 3 months following installation). ○ Removal of weeds where required. ○ Stabilizing and mowing of contributing areas where required. ○ Inspect silt accumulation rates and establish appropriate brushing frequencies.
Remedial Actions : Storms that may cause significant damage to SuDS.	
Following significant storm events.	○ Inspect and carry out essential recovery works to return the feature to full working order.

Sustainable Drainage Systems (SuDS):

Maintenance Schedule D.

Bio-retention system

Regular Maintenance:	
Monthly	○ Litter and debris removal. ○ Inspect inlets and outlets for blockages. ○ Inspect infiltration surfaces for silting or ponding, record de-watering time of the facility and assess standing water levels to determine if maintenance is necessary. (Typically, quarterly).
Six Monthly	○ Assess plants for disease, poor growth, invasive species etc. and replace them where necessary. ○ Remove sediment and debris build-up from around inlets and outlets.
Annually	○ Check operation of any under drains by inspection of flows following rain fall events.
As Required	○ Replace any plants, to ensure planting density is maintained. ○ Infill any holes or scour the filter medium, improve erosion protection if required. ○ Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch.
Remedial Actions :	
Storms that may cause significant damage to SuDS.	
Following significant storm events.	○ Inspect and carry out essential recovery works to return the feature to full working order.

Maintenance Responsibility and Cost Estimation.

The following is the proposed maintenance responsibility and cost schedule for the SUDS system at Station Road in line with the CIRIA SuDS manual guidance.

Rain Gardens:

Maintenance requirements of trees will be greatest during the first few years, when the tree is becoming established. Early maintenance should involve regular inspection, removal of invasive vegetation and possibly irrigation during long dry periods. Refer to landscape architects' specification and management plan.

Drainage Channels:

Maintenance will involve educating tenants of the design system in place in order that nothing untoward is poured into the drainage system that could potentially contaminate the rain garden and kill the vegetation. In addition, ensure that the drain isn't blocked with leaves, silt and debris preventing the channel to drain into the garden as designed.

Attenuated Permeable Paving:

Again, education of the tenants is essential in maintaining a fully functioning permeable paving system. If paving starts to pond during rainfall brushing, vacuuming or light pressure washing is permitted but blocks must not be damaged, and jointing material should not be removed. High pressure jet washing should not be used to clean this type of paving.

Jointing material replacement should also be the recommended jointing grit and not kiln dried sand, as this will block joints and prevent infiltration.

General Drainage:

Maintenance to general below ground drainage systems should be minimal if the installation of this is to a high (adoptable) standard of workmanship. The drainage for both surface water and foul waste water has been designed to current standards to ensure capacity and flows meet the proposed usage. Tenants must be educated to utilise the drainage systems for their design purposes and not for disposal of unwanted materials, ie. babies' nappies, wet-wipes etc. As these types of matter will contribute to the blockage of drainage systems and cause flooding.

The following table shows the proposed maintenance cost estimation for the development, based upon 25 year design life.

Item	Description	No.	Unit	Rate (£)	Total (£)
1.00	Maintenance and aftercare of soft landscaping. Maintenance of permeable paving or standard paving. 12 months defects period. Min. 18 visits as specified.	1	year	1,800	1,800
2.00	Maintenance and aftercare of soft landscaping. Maintenance of permeable paving or standard paving. 24 months defects period. Min. 18 visits as specified.	2	years	1,800	3,600
3.00	Maintenance and aftercare of soft landscaping. Maintenance of permeable paving or standard paving. For a further 22 years.	22	years	1,000	22,000
					£27,400 Excl. VAT