

Land Adjacent to Daisy Bank Farm, Uttoxeter Road, Upper Tean, Staffordshire

Maintenance Plan – Private Maintenance Company

Overview

This document specifically pertains to any features to be maintained by the private maintenance company serving the site, and not any plots specific or adopted features.

Surface water drainage comprises a piped conveyance network through the development to attenuation tanks, followed by controlled discharge to the south of the site.

Flow-control chambers limit the outfall flow rate to the existing Severn Trent surface water sewer, such that in times of heavy rain, flow backs up into the attenuation tanks. The tank is modular plastic cellular construction, wrapped and sealed with an impermeable geo-membrane liner. The tank contains in-built inspection tunnels for camera and jetting access.

Regular inspection and maintenance in accordance with the following plan will ensure the capacity and performance of the system during the lifetime of the installation.

Regular Maintenance / Inspections

Required Action	Frequency
Permeable Surfaces:	
Non-aggressive brushing of the whole surface (avoiding disruption of the jointing material, with suction rates adjusted, based on a trial), either manually or mechanically. This should be carried out in autumn after leaf fall.	Annually or as required

Occasional Maintenance / Monitoring

Required Action	Frequency
Permeable Surfaces:	
Excessive weed growth, typically where vehicles do not pass over (trafficking prevents weed growth), can be managed by localised spot-treatment with weed killers containing Glyphosate, in accordance with suppliers' recommendations.	Annually or as required
Controlled use of standard road de-icing techniques including rock salt may be used without detrimentally affecting performance. De-icing chlorides should be used in accordance with suppliers' recommendations and are unlikely to result in an increase in ground chloride levels.	
Generally requires less de-icing than impervious paving, although it can exhibit hoar frost sooner.	

Remedial Actions

Required Action	Frequency
Permeable Surfaces: Over the longer-term allowance should be made to deal with any permeability or structural issues that might arise. With the former, action will only be necessary with loss of permeability indicated by ponding on the surface. In this event and in affected areas only, water jetting or agitation brushing (either manually or mechanically with a suction brush set at a 30° angle to the pavement, to prevent aggregate migration) can be used to dislodge the affected jointing material. Joints should then be refilled with the correct, clean material and vibrated.	Every 5 years or as required