

Aldi Winnersh

Operation & Maintenance Manual

For
Aldi Stores Ltd



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1. INTRODUCTION

- 1.1. Purpose of this Report. This document provides the client with all relevant information required for the operation and maintenance of the private drainage on site.
- 1.2. CDM Regulations. The information provided is in line with the requirements of the CDM regulations (2015). For unusual or unforeseeable residual risks associated with the operation, maintenance and decommissioning / dismantling of the drainage, reference should be made to the CDM boxes on the individual drawings. Attention is also drawn to the following item(s):
 - (a) The silt traps located within the car parking area – The silt traps, if not maintained properly, can lead to siltation of the cellular storage and reduced stormwater storage. This can in turn lead to flooding in the car parking area.
 - (b) The oil interceptor located within the car park – The oil interceptor, if not maintained properly, can lead to reduced water quality improvement.
- 1.3. Maintenance. Refer to section 4 for full maintenance requirements.
- 1.4. Supporting information. The as-built drawings will be provided in electronic format to accompany this document as part of the H&S file.

2. DESCRIPTION OF THE PROJECT

- 2.1. Site location. Winnersh
- 2.2. Brief. The development comprises the construction of a new retail unit and associated infrastructure.
- 2.3. Surface Water Drainage. The surface water run-off generated within the development will be disposed of on-site via a gravity connection to an existing public sewer, attenuated via geo-cellular attenuation tanks prior to the surface water flow control devices. The site drainage features include the pipework, inspection chambers, silt traps, the geo- cellular storage tank, flow controls and oil separator/interceptors.

3. DRAINAGE MAINTENANCE RESPONSIBILITIES

- 3.1. The site drainage will remain private and maintenance of the drainage will be the responsibility of the site operator, ALDI Stores Ltd.

4. DRAINAGE OPERATION AND MAINTENANCE ACTIVITIES AND SCHEDULES

- 4.1. Overview. The following information details the drainage items which will require periodic maintenance, and sets out how often they should be maintained to achieve their maximum design life in accordance with CIRIA C753 guidance. All maintenance should be carried out by suitably trained individuals using the appropriate equipment.

If problems persist even after following the following guidelines including the jet-cleaning if necessary, this might indicate greater issues within the system. At this point, a CCTV survey is likely to be required and further advice should be sought from a drainage engineer.





- 4.2. Road gullies and back-inlet gullies. Inspection and removal of leaves and other debris from gullies and drainage channels on monthly basis, in particular after leaf fall in the autumn. Road gullies require cleaning by use of a jetting lorry / gully sucker at least once a year.
- 4.3. Inspection and manhole chambers. Inspection and manhole chambers should be inspected annually for build-up of silt and general debris. Should excessive silt/debris be identified in the drainage system, the services of a specialist drainage engineer should be enlisted.
- 4.4. Silt traps & Hydrobrakes. The silt traps/hydrobrakes, situated within the car park should be inspected monthly for the first three months following commissioning and yearly thereafter. Refer to the table below which is based on Table 13.1 of CIRIA C753 for maintenance requirements of all the silt traps

Silt Traps O&M Requirements (Based on Table 13.1 of CIRIA C753)		
Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Inspect for sediment and debris in chamber sump	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
Occasional maintenance	Remove any sediment/debris from within the silt trap	As required
Remedial actions	As required	As required
Monitoring	Inspect the silt traps and note rate of sediment build-up	Annually for the first two years, then occasionally



- 4.5. Cellular storage. This storage tank is designed to be maintenance free, protected by silt traps. Therefore, the likelihood of silt entering the drainage system in typical operation is limited. However, on inspection, if build-up of silt is identified in the pipework, the drainage should be cleaned using a jetting lorry. Also, should cleaning of the tank be necessary, the tank has an inspection channel that runs through it, in accordance with CIRIA C737. This make it easy for the tank to be accessed for inspection and cleaning. Refer to the table below which is based on Table 21.3 of CIRIA C753 for the synthesised maintenance requirements. Reference should be also be made to the Access and Maintenance document by the geocellular tank supplier. Where guidance contradicts, the Access and Maintenance document by the geocellular tank supplier should take precedence. A copy of the Access and Maintenance document by the geocellular tank supplier will be issued as part of the Health and Safety File.

O&M Requirements For Attenuation Storage Tanks (Based on Table 21.3 of CIRIA C753)		
Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain (if appropriate) to determine if maintenance is necessary. Inspect and identify if any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary	Annually
	Remove sediment from pre-treatment structures and/or infernal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/ check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required



- 4.6. Oil Interceptor. The oil interceptor is designed to physically separate silt, oil and other contaminants. For maintenance requirements, refer to the user manual by the supplier, also with reference to the table below which is based on Table 14.2 of CIRIA C753.

O&M Requirements For Oil Interceptor (Based on Table 14.2 of CIRIA C753)		
Maintenance Schedule	Required Action	Typical Frequency
Routine maintenance	Remove litter and debris and inspect for sediments, oil and grease accumulation	Six monthly
	Remove sediment, oil, grease and floatables	As necessary – indicated by system inspections or immediately following significant spill
Remedial actions	Replace malfunctioning parts or structures	As required
Monitoring	Inspect for evidence of poor operation	Six monthly
	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly during first half year of operation, then every six months





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