

## J062 New Detached Dwellings, Owen Jones Way, Bryn: Suds Operation & Maintenance Plan

Surface water from each dwelling plot drains via roof downpipe planters and yard gullies / channels into a below-ground drainage system with an attenuated connection to an existing surface water drain running across the front of each plot behind the back of footpath.

Each plot connection is restricted to a flowrate of 0.5 lit/sec by a hydrobrake manhole. In storms, flow will back up from the hydrobrake chamber into an offline tank located beneath each driveway.

All suds components are sized with capacity to accommodate 100Yr+ climate change storm events such that any surface flooding in 'exceedance' storm conditions is extremely unlikely. Any drainage issues observed e.g. overspilling roof gutters / standing water on the ground will be indicative of a lack of maintenance and the following maintenance plan is to be adhered to ensure the longevity of the drainage system.

**All Components serve a single plot curtilage and responsibility for maintenance rests with the individual resident/landowner.**

|                        | <b>Downpipe Planters</b>                                                                                                                                                                                  | <b>Drainage System (Pipework, Cellular Crate &amp; Porous carpark/drive)</b>                                                                                                                                                                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Regular Maintenance    | <p>6-monthly:</p> <ul style="list-style-type: none"> <li>• debris removal</li> <li>• Vegetation Pruning, Mulch/Filter media condition check/renew</li> <li>• Weed &amp; invasive plant control</li> </ul> | <ul style="list-style-type: none"> <li>• Inspection &amp; Jetting (Pipework &amp; Cellular Crate Soakaway, Aco channels &amp; yard gullies)</li> <li>• Litter &amp; debris removal (surfacing) <ul style="list-style-type: none"> <li>○ Weed &amp; invasive plant control (any blockwork surfacing)</li> </ul> </li> </ul> |
| Occasional Maintenance | <ul style="list-style-type: none"> <li>○ Vegetation Replacement</li> </ul>                                                                                                                                | <ul style="list-style-type: none"> <li>• Vacuum sweep &amp; replenish any blockwork joints with brushed grit sand.</li> </ul>                                                                                                                                                                                              |

- will be required
- may be required

All below-ground pipework, Aco channels/sump outlets, silt-trap ICS to be checked for blockages & jetted annually.