

Rhos Y Brenin - Foul Drainage Maintenance Plan

November 2024

Site address: Rhos Y Brenin, Devils Bridge, SY23 4RT

Site and Drainage Description: The site comprises 11 detached residential dwellings (3 x 3 bed, 1 x 4 bed, 7 x 5 bed). Each dwelling has a private sewerage treatment plant, treated effluent is discharged through 110mm UPVC pipe in the route shown in orange on the plan. The discharge pipes connect to a 1200mm manhole (ref S17 on the plan) where the effluent is merged with SuDs drainage water and discharged through a 225mm twin wall pipe into a stream at grid reference SN7347176881.

Plan Reference: 22002-101 (AF) _ Proposed Drainage Layout Plan.pdf

Maintenance Plan

Rhos Y Brenin Ltd's Responsibility

Inspection of inspection chamber to each sewerage treatment plant (Quarterly Suggested)
As required (approximately once every 3 years) emptying of sewerage treatment plan - by approved waste removal company (such as Celtic Waste Ltd).

Inspection of all manholes and headwall during October each year.

Silt Control - if required silt removed by approved waste management company and pipes to be jetted out.

Vegetation management around components.

Repair of components if required.

Inspection Checklist

Rhos Y Brenin Foul Drainage System Inspection Checklist	Inspection date			
	Details	Y/N	Action required	Date Completed
GENERAL INSPECTION ITEMS				
Is there any evidence of erosion or other poor hydraulic performance?				
Is there any evidence of accidental spillages, oils, poor water quality, odours, nuisance insects?				
Have any health and safety risks been identified to either the public or maintenance operatives?				
SYSTEM BLOCKAGES / LITTER BUILD UP				
Is there evidence of litter accumulation in the system? If yes, is this a blockage risk?				
Is there any evidence of any other clogging/blockage of outlets or drainage paths?				
INFRASTRUCTURE				
Is there evidence of any accidental damage to the system (e.g. wheel ruts?)				
Is there any evidence of cross connections or other unauthorised inflows?				
Are there any other matters that could affect the performance of the system? (Specify.)				
OTHER OBSERVATIONS				
Information appended (e.g. photos)				
SUITABILITY OF CURRENT MAINTENANCE REGIME				
Continue as current Increase maintenance Decrease maintenance				
NEXT INSPECTION				
Proposed date for next inspection				

Maintenance Cost Estimates and Funding

Individual Properties tanks - Rhos Y Brenin Ltd's responsibility.

Collective drainage system to the field - annual inspection and cleaning by approved waste management company - £500 per year.

Repairs of collective drainage system - as required.

Until 31 December 2034 the developer Devils Bridge Homes will cover the cost of any repair works needed to the collective drainage system.

Rhos Y Brenin Ltd owns and has responsibility for the common areas of the development and the drainage system running to the stream. The company will be jointly owned by the property owners at Rhos Y Brenin. Funds will be proportionately taken each year from the property owners for maintenance and repair costs.