CRADDYS

CIVIL & STRUCTURAL ENGINEERING DESIGN CONSULTANCY

Aldi, Nottingham Road, Ripley

Private Drainage O&M Manual

For

ALDI STORES LTD



Date: 17/11/2026

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ALDI	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. The operation and maintenance of adoptable drainage is not covered in this report.

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.

1.3. Maintenance.

Refer to sections 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.

Aldi Store, Nottingham Road, Ripley, DE5 3AS.

2.2. Brief.

Demolishment of the existing buildings and redeveloping the site with an Aldi Store.

2.3. Foul Water Drainage.

The foul water drainage for the site discharges offsite to the public combined water sewer on site.

2.4. Surface Water Drainage.

The surface water drainage for the site discharges offsite to the public combined water sewer on site.

3. Private Drainage Maintenance Responsibilities

All the private drainage will be private drainage and will maintained by Aldi Store Ltd's management company with a quantified regime.

4. Private 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.

4.2. Back-inlet gullies.

Inspection and removal of leaves from gully gratings at least once a year (preferably in the spring after leaf fall in the autumn).

4.3. Inspection chambers and manholes.

Inspection chambers and manholes should be inspected annually for build-up of silt and general debris. Should silt/debris be identified in the drainage system, the services of a specialist drainage engineer should be enlisted.

4.4. Unusual / unresolved problems.

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.

4.5. Cellular storage

This surface water drainage system is designed to be maintenance free. The drainage system incorporates silt traps which are situated upstream of the cellular storage tanks. Refer to the table below which is based on Table 21.3 of the CIRIA C753 for the synthesised maintenance requirements.

O&M Requirements for Attenuation Storage Tanks (Table 21.3 of CIRIA C753)		
Maintenance schedule	**Required action**	**Typical frequency**
Regular maintenance	Inspect and identify 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
Remedial actions	Remove sediment from pre-treatment structures and/ or internal forebays	Annually, or as required
	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 the pipe that runs through the tank for sediment build-up and remove if necessary	Every 5 years or as required

4.6. Permeable pavement.

Before handover, all permeable pavements should be inspected for clogging, litter, weeds and water ponding, and all failures should be rectified.

To maintain the permeability and operation of the pervious paving system the whole of the paving area should be swept at least once a year (preferably in the spring after leaf fall in the autumn) using a vacuum and suction sweeper. Following routine cleaning it may be necessary to re-dress the surface with 2-4mm clean gritstone, this will replace the grit removed during the cleaning process, reducing the ease of which fine particles can enter and clog up the system.

In no circumstances should raw materials containing fine particles (top soil etc.) be delivered / stored directly on the permeable pavement as this will impede the permeability of the system and reduce it's design life. If an area of permeable paving is defective or irreversibly contaminated, the area of paving should be lifted and the Inbitex membrane and laying course should be replaced (as per manufacturer's recommendations). The existing permeable paving blocks can then be re-laid. Refer to the table below, which is based on Table 20.15 of the CIRIA C753, for synthesised maintenance requirements.

O&M Requirements for Pervious Pavements (Table 20.15 of CIRIA C753)		
Maintenance schedule	**Required action**	**Typical frequency**
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations - pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Removal of weeds or management using glyphosphate applied directly into the weeds by an applicator rather than spraying	As required - once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth - if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

4.7. Silt traps and hydrobrake chamber

The silt traps and the hydrobrake chambers should be inspected monthly for the first three months following commissioning and six-monthly thereafter. It will be necessary to hose down and remove any silt from the chamber sumps. If a blockage occurs within a hydrobrake chamber, this can usually be overcome by operating the by-pass door using the rope provided. This will empty the chamber of water down to the level of the outlet allowing further maintenance to be carried out if required.

Silt Traps and Hydrobrake Chamber 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	Properly maintain pre-treatment components, i.e. gutters and permeable pavements. Check the hydrobrake chamber for blockages.	As required, based on inspections
Remedial actions	Check the condition of the hydrobrake and operation of by-pass door and replace if necessary.	As required
Monitoring	Inspect the hydrobrake and note rate of sediment accumulation	Monthly in the first year and then annually



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Got a Project in mind?

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