

VERSION 1.00

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STORM SEWER AND SUDS MAINTENANCE PLAN AND SCHEDULE

STUDENT RESIDENCE
LADY'S LANE, LIMERICK CITY

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Effective maintenance of Sustainable Drainage Systems and associated components is crucial for managing stormwater runoff efficiently and sustainably. By adhering to these protocols, we aim to enhance the resilience and performance of the stormwater infrastructure, mitigate flood risks, improve water quality, and promote environmental sustainability in our communities.

1. Manholes

Objective: Ensure efficient drainage and prevent blockages.

1.1. Inspection Frequency: Monthly

- Inspect covers and frames for damage or wear.
- Clear debris and sediment.
- Check inlet and outlet pipes for blockages.
- Verify flow rates during rainfall.

1.2. Annual Maintenance (Fall):

- Thorough cleaning, removing sediment and debris.
- Inspect and repair damaged components.
- Document inspection findings and maintenance actions.

2. Roof Gullies

Objective: Prevent flooding and ensure proper drainage.

2.1. Inspection Frequency: Monthly

- Clear debris and sediment from the gully grates.
- Check for blockages in the gully pot.
- Ensure proper water flow into the drainage system.

2.2 Annual Maintenance (Fall):

- Deep clean the gully pots and pipes.
- Inspect for structural damage and repair as needed.
- Document findings and maintenance actions.

3. Pipe Runs

Objective: Maintain the integrity and functionality of underground pipe networks.

3.1. Inspection Frequency: Quarterly

- inspections for cracks, root ingress, or damage.

- Clear blockages or sediment buildup.
- Ensure proper alignment and connections.

3.2. Annual Maintenance (Fall):

- Comprehensive flushing and cleaning.
- Repair or replace damaged sections.
- Document findings and maintenance actions.

4. Bioretention Rain Gardens (with Filter Drains and AJs)

Objective: Maintain effective stormwater treatment and conveyance through bioretention systems.

4.1. Inspection Frequency: Quarterly

- Inspect inlets, outlets, and surface ponding areas for blockages or sediment build up.
- Check vegetation health, remove invasive species and dead planting.
- Inspect mulch layer and topsoil for erosion or compaction.
- Check filter drains and pipework for signs of clogging.
- Inspect Access Junctions for silt accumulation and structural integrity.
- Remove litter and debris from surface and inlets.
- Ensure free flow through filter drains and outfalls.

4.2. Annual Maintenance (Spring/Autumn)

- Replace or top up mulch layer as required.
- Prune and replant vegetation where necessary to maintain design coverage.
- Flush filter drains via AJs to remove sediment deposits.
- Remove accumulated sediment from forebays and inlets.
- Repair erosion, damaged edging, or settlement.
- Document findings and maintenance actions.

5. Bauer Blue Roof

Objective: Maintain controlled attenuation, drainage performance, and roof waterproofing integrity.

5.1. Inspection Frequency: Biannual (Spring and Autumn)

- Inspect roof outlets, flow control devices, and restrictors for blockages.
- Check debris accumulation around drainage points.
- Inspect waterproof membrane for signs of damage or deterioration.
- Ensure inspection chambers and access points are secure and clear.

- Confirm no standing water remains beyond design drain-down period.
- Remove leaves, silt, and debris from roof surface.
- Check upstands, flashings, and penetrations for integrity.

5.2. Annual Maintenance

- Clean flow control chambers and outlets.
- Test flow control devices to ensure correct discharge rates.
- Inspect and repair waterproofing defects if identified.
- Confirm structural elements show no signs of distress.
- Document inspections and any remedial works undertaken.

6. Geocellular Attenuation Tank

Objective: Ensure effective stormwater storage, structural stability, and controlled discharge.

6.1. Inspection Frequency: Biannual

- Inspect upstream catchpits, silt traps, and interceptors for sediment build-up.
- Check inlets, outlets, and flow control chambers for blockages.
- Inspect AJs and inspection ports for access and silt accumulation.
- Confirm no evidence of surface settlement above tank footprint.
- Remove debris and accumulated silt from pre-treatment structures.
- Ensure flow control devices are functioning correctly.

6.2. Annual Maintenance

- Jet and flush inlet and outlet pipework as required.
- Remove sediment from silt traps and forebays.
- CCTV survey of tank (if accessible) where excessive siltation is suspected.
- Inspect geotextile interfaces (where accessible) for clogging indications.
- Record inspection results and maintenance works.

7. Documentation and Reporting

- Monthly: Record inspections and cleanings of manholes and road gullies.
- Quarterly: Log SuDS components and pipe runs inspections.
- Bi-annually: Document attenuation system maintenance.
- Annually: Comprehensive maintenance records for all components.

By adhering to this detailed maintenance plan and schedule, we can ensure the efficient and sustainable operation of your stormwater management systems, reducing the risk of flooding and improving water quality.