



Drainage Strategy Report

Newport CWL01 and CWL02

Prepared for:

RED Engineering

**STRUCTURAL • CIVIL • DUE DILIGENCE • ENGINEERING MASTERPLANNING
FLOOD MANAGEMENT • INFRASTRUCTURE DESIGN
PRE-DEVELOPMENT ENGINEERING • BIM • TRANSPORTATION**

CONTACT DETAILS

Name	Position	Email	Telephone	Mobile
Rubichanel Acquaye	Graduate Civil Engineer	rubichanel.a@ukpinnacle.com	01707 527630	-
Richard Pearson	Senior Civil Engineer	richard.p@ukpinnacle.com	01707 527630	-
Jawsy Jabbar	Associate	Jawsy.j@ukpinnacle.com	01707 527636	07920 721332

APPROVALS

	Name	Position	Date
Prepared by	Rubichanel Acquaye	Graduate Civil Engineer	12.08.22
Reviewed by	Richard Pearson	Senior Civil Engineer	12.08.22
Approved by	Jawsy Jabbar	Associate	12.08.22

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3.0	Iran Limbu	20.10.23	Planning

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1 INTRODUCTION

Pinnacle Consulting Engineers Ltd have been commissioned by RED Engineering to carry out a Drainage Strategy Report (DSR) as part of our pre-app pack for the proposed development of a site off Celtic Way, Coedkernew, Newport NP10 8FS. An existing site plan is enclosed at Appendix A.

This DS report has been prepared in accordance with the requirements contained within the (i) Planning Policy Wales (PPW, Feb 2021): Chapter 6 Water and Flood Risk, (Page 146); ii) Technical Advice Note 15: Development and Flood Risk; (iii) Newport City Council Strategic Flood Consequences Assessment (SFCA); (iv) guidance from CIRIA C697: The SUDS Manual; and (v) Other statutory laws and local bylaws and legislations.

The flood consequence assessment produced by JBA Consulting is part of the precautionary framework required to evaluate the following:

- Ensuring the nature of the proposed development is suitable for the Flood Zone it is located in.
- Ensuring the proposed location of the development satisfies the LPA's development plans; and
- Ensuring the potential consequences of a flood event for the development have been considered and found acceptable.

This report has been prepared to address the requirements of TAN15 and has derived the following data/information from various sources including:

- Information published or explicitly provided by Natural Resources of Wales.
- Information published by local planning authorities.
- A Geo Environmental Summary from Geotechnics (July 2021)
- Geotechnics Preliminary Risk Assessment
- Newport City Council Local Flood Risk Management Strategy (October 2014)
- British Geological Survey Information.
- A site-specific topographical survey (June 2021)
- JBA Consulting's Celtic Way Flood Consequences Assessment (August 2022)

2 EXISTING SITE CONDITIONS

2.1 Site description

The proposed development is located at National Grid Reference (NGR) ST279842 (327909, 184216) and can be accessed via Celtic Way, Coedkernew, Marshfield, Newport NP10 8FS. The 16.49Ha site is currently situated south of the A48 and is within the Imperial Park Industrial estate, southwest of the city of Newport.

Historical mapping identifies the proposed development site to be formerly occupied by Quinn Radiators Ltd. The site is therefore considered previously developed land.

The site is found situated within the community of Coedkernew, located between an unnamed road off the A48 to the west and Celtic Way to the east. Coedkernew is located 4km southwest of Newport in Wales. The site is predominantly enclosed by greenfield land to the south and west of the site which is also a Site of Special Scientific Interest (SSSI). At present, the land surrounding the current existing building infrastructure within the site boundary is mostly laid to hardstanding with some areas of greenfield land around the east and south-eastern parts of the site. The site is bounded by Industrial units to the north, Celtic Way to the east, Dyffryn lane to the South and Church Lane to the west.

The land use prior to the existing buildings at the site and within the surrounding area are summarised in Table 2.1 below. Details of the existing development site are enclosed in Appendix A and illustrated in Figure 2.1 below.

Map Date	Description	
1882	On Site	The site is entirely field land with roads surrounding the site. Embankments /cuttings are sited along the eastern boarder of the site. A pathway runs along the western boarder of the site which connects south of the site to a local well situated east of New dairy.
	Off site	A river is found running from the south through the east and onto the northern regions surrounding the site. Fair Orchard situated south-west of the site and Whitecross farm North-west of the site.
1902	On Site	As 1882
	Off site	The well situated east of New Dairy had been removed and the footpath leading to the well had been extended and split into 2 separate footpaths, one connecting onto a road directly north of New house and the other passing dire. Mud deposits had formed within the river running from the south through the east and onto the northern regions surrounding the site.
1922	On Site	As 1902
	Off site	Salting's formed on the left side of the river channel east of the site. This was where spring tides deposited mud.
1954	On Site	As 1922
	Off site	Mud and stones filled the southern side of the river surrounding the site leaving a small river channel (EBBW river) connecting east of the site from the River Usk and flowing towards the northern region surrounding the site.

Table 2.1 – Historical Land Use



Figure 2.1 – Aerial View of the existing development site (approximate site boundary edged red)

2.2 Topography

The development site is relatively flat with ground levels across the site varying between 14.91m and 9.42m Above Ordnance Datum (AOD). The site generally falls in a south westerly direction.

The topographical survey providing the existing site levels was conducted by Laser Surveys Ltd (Worcester). The drawing reference is N1082-2d-R2 and can be found enclosed in Appendix B.

2.3 Flood Zone

According to JBA consulting's Celtic Way FCA, the proposed site is situated within Flood Zone 1 of the flood map for planning for rivers. This means that there is less than a 0.1% Annual Exceedance Probability (AEP) of fluvial flooding in any given year, including climate change.

2.4 Proposed development details

The proposals for the site include the demolition and clearance of the existing buildings/hardstanding followed by the construction of a new data centre comprising of two buildings with associated areas of access roadways, hardstanding, a substation, water treatment works and car parking. It is understood that the proposed development will include areas of soft landscaping and three surface water retention ponds.

The proposed development site plans are enclosed in Appendix C.

3 EXISTING SITE DRAINAGE

3.1 Existing surface water management

The National Strategy for FCERM (Flood and Coastal Erosion Risk Management in Wales) sets out how the government intend to manage the risks from flooding and coastal erosion across Wales over the next 10 years, whilst strengthening and clarifying roles and responsibilities. It sets out the policies and direction for all Welsh Flood Risk Management Authorities to follow, with measures to explain how this will be achieved, which can be considered as its action plan.

Caldicot and Wentlooge Internal drainage board oversee and manage the water levels of the proposed site in Coedkernew. They undertake the works to reduce flood risk to people and property and manage water levels for agricultural and environmental needs within the district.

The Topographical survey drawing produced by Laser Surveys in May 2021 outlines the existing sewers within the vicinity of the site which is enclosed in Appendix B. The proposed site's existing drainage network has unrestricted discharge into the ponds located south of the site.

3.1.1 Existing Public Surface Water Sewer

The Welsh Water sewer record identifies an existing surface water overflow sewer crossing the site. This has been confirmed by the drainage condition survey carried out by Laser Surveys. The existing public surface water overflow drainage network runs parallel to Celtic Way and curves inwards onto the site and back out of the site in a south easterly direction. Refer to Appendix H for sewer record.

3.1.2 3rd Party Surface Water Networks

There are two 3rd party surface water sewer networks which run through the proposed site. The first one flows along the proposed site boundary from the north-western corner of the site to the south-western corner of the site where it then discharges into an existing 3rd party pond via a maintained connection south of the site. The second one flows adjacent to the proposed site boundary from the north-eastern corner of the site to the south-eastern corner of the site where it then discharges into an existing 3rd party pond via a maintained connection south of the site.

3.2 Existing Foul Water Management

3.2.1 Existing Public Combined Sewer

The Welsh Water sewer record identifies an existing public combined sewer running adjacent to the existing public surface water sewer into and out of the site. This has been confirmed by the drainage condition survey by Laser Surveys. Refer to Appendix H for sewer record.

3.2.2 Existing 3rd Party Foul Water Sewer

A 3rd party foul water network is identified by the drainage condition survey flowing along the northern site boundary in an easterly direction toward the eastern border of the site and then runs adjacent to the 3rd party surface water sewer before it connects back into the existing public combined sewer via rising main. There is a private pumping station located within the site boundary serving the third party foul water runoff and the existing site foul water runoff.

3.3 Estimated Existing surface water discharge rates

The proposed development site is approximately 16.49 Ha and is situated within the West Coast of Wales. Using the greenfield runoff rate estimation tool on the UK Suds website, it identifies the proposed site to have an estimated Qbar (greenfield runoff rate) of 46.58 l/s.

The UK SuDS Website uses the IH124 method to estimate Qbar from SPR (Standard percentage runoff) and SAAR (Seasonally adjusted annual rate) data. The table below outlines the hydrological characteristics used in identifying the estimated greenfield run-off rates for the site.

HYDROLOGICAL INFORMATION	
SAAR (mm)	1018
Hydrological Region	9
SPR	0.3

Table 2.3 – Hydrological information obtained from www.ukuds.com/tools/members/greenfield-runoff-rate-estimation-members on the UK suds website.

GREENFIELD RUNOFF RATES	
Qbar (l/s)	46.58
1 in 1 year (l/s)	40.99
1 in 30 year (l/s)	82.91
1 in 100 year (l/s)	101.54
1 in 200 year (l/s)	114.58

Table 2.4 – Greenfield Run-off rates predictions

4 SURFACE WATER RUNOFF

As part of the flood risk management strategy, the Drainage Strategy is required to address surface water management and measures to prevent flood risk elsewhere. This is in accordance with Section 8 of TAN15 (paragraph 8.3) which states, “Development in one part of a catchment may increase run-off and hence flood risk elsewhere, therefore, the aim should be for a new development not to create additional run-off when compared with the undeveloped situation, and for redevelopment to reduce run-off where possible. It is accepted that there may be practical difficulties in achieving this aim.”

The proposed surface water strategy includes the use of three existing ponds with two maintained connections to the two ponds located in the 3rd party land south of the site and one proposed surface water connection into an existing pond subject to agreement from Newport City Council Suds Approval Body. As outlined in Appendix E of this report within the proposed drainage strategy, a 6m wide private drainage easement is proposed with public and private sewer diversion routes outlined with respective easements and an existing public surface water sewer and combined sewer located within the site to be abandoned.

4.1 Surface Water Management Strategy

Traditional approaches to urban drainage have comprised of underground tanks and pipe networks. More recently, the benefits and opportunities to use Sustainable Drainage Systems (SuDS) have been realised and encouragement to use such systems is promoted throughout Flood Risk Management policy at all levels. SuDS is a term which encompasses a variety of approaches to managing surface water in a way which is more sympathetic to the natural and human environment than conventional piped drainage systems. Management of surface water is an essential element for reducing flood risk and SuDS techniques are often designed to achieve this in a way that mimics the natural environment. The Building Regulations (H3) states the priority for discharging surface water runoff from a development is as follows:

1. Infiltration into the ground.
2. Discharge into a watercourse.
3. Discharge into a sewer.

In conjunction with Building Regulations H3, the primary approach to the drainage of surface water runoff is infiltration into the ground. ‘Geotechnics’ GeoEnvironmental summary, indicates that made ground was encountered in all exploratory borehole and comprised of either hardstanding (concrete or asphalt) or reworked topsoil comprising soft brown slightly sandy slightly gravelly silt with rootlets with gravel composed of mixed lithologies including sandstone, brick, clinker and quartzite. These ground materials allow for a limited amount of surface water infiltration into the ground.

It is therefore assumed that infiltration for the site is not a viable solution. As infiltration is deemed not viable the next method of discharge, in conjunction to Building Regulation H3, is to discharge into the nearest watercourse. There are 3 existing ponds, two maintained connections into 3rd party land and a proposed connection into an existing pond subject to agreement from Newport City Council approval body. An additional pond connection was proposed in order to allow for excess surface water overflow storage.

The proposed Data Centres roof and hardstanding areas will be drained by a series of gravity systems, where surface water is conveyed via rainwater downpipes, road gullies, swales and drainage channels. These flows from the western Data Centre plot and eastern Data Centre plot are captured and treated separately, before being discharged into the SuDS bodies and discharged into the existing watercourse at the south of the site. Refer to Appendix E for the proposed Drainage Strategy.

The proposed development has an impermeable area of 8.291 Ha with a maximum restricted greenfield discharge rate of 46.6 l/s. Using the Micro Drainage software quick storage estimate tool, the site requires an approximate storage volume of up to 11, 234m³ to provide adequate surface water storage for all storms up to a 1 in 100 year plus 40% climate change.

The surface water management has been split into two separate systems for each Data Centre plot. Both systems use swales and pipe network, which is designed to collect surface water runoff, to treat for hydrocarbons via a petrol interceptor, and to be stored within the respective retention pond which then allows for the gradual discharge of surface water from the retention ponds into external existing ponds past the site boundary at a designated discharge rate.

4.2 Residual Matters

If the drainage system is overwhelmed either by a storm event with a magnitude greater than that designed for, or due to a blockage, any resulting overland flows will be conveyed towards the existing ponds south of the site and the excess surface water overflow would be discharged into them. Refer to Appendix F for the flood exceedance flow plan.

4.3 Maintenance Requirements

It is anticipated that a private management company will be employed to maintain the completed drainage network for the development incorporating the following activities and frequency for each SuDS component.

4.3.1 Gullies/Channels/Pipes/Manholes

All components are to be periodically cleaned of foreign particles and silt accumulation, on a quarterly basis. Components located in unadopted areas will be maintained by the landowner. Those located in adopted areas will be maintained by the adopting authority.

4.3.2 Oil Separators/ Petrol Interceptors

Units are to be inspected at least every six months in accordance with the manufacturer's recommendations. A log should be kept detailing the depth of oil found, any oil volume and silt removed, or cleaning carried out. Alarm probes should be removed and cleaned at each inspection.

4.3.3 Proprietary Systems

Proprietary systems will require routine maintenance by the owner to ensure continuing operation to design performance standards. A typical maintenance schedule is detailed below in table 14.2 from the CIRIA SuDS manual.

TABLE 14.2 An example of operation and maintenance requirements for a proprietary treatment system

Maintenance schedule	Required action	Typical frequency
Routine maintenance	Remove litter and debris and inspect for sediment, oil and grease accumulation	Six monthly
	Change the filter media	As recommended by manufacturer
	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 filter media and establish appropriate replacement frequencies	Six monthly
	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly during first half year of operation, then every six months

4.3.4 Proposed Ponds

The proposed ponds will require routine maintenance by the owner to ensure continuing operation to design performance standards. A typical maintenance schedule is detailed below in table 23.1 from the CIRIA SuDS manual.

TABLE 23.1 Operation and maintenance requirements for ponds and wetlands

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Remove litter and debris	Monthly (or as required)
	Cut the grass – public areas	Monthly (during growing season)
	Cut the meadow grass	Half yearly (spring, before nesting season, and autumn)
	Inspect marginal and bankside vegetation and remove nuisance plants (for first 3 years)	Monthly (at start, then as required)
	Inspect inlets, outlets, banksides, structures, pipework etc for evidence of blockage and/or physical damage	Monthly
	Inspect water body for signs of poor water quality	Monthly (May – October)
	Inspect silt accumulation rates in any forebay and in main body of the pond and establish appropriate removal frequencies; undertake contamination testing once some build-up has occurred, to inform management and disposal options	Half yearly
	Check any mechanical devices, eg penstocks	Half yearly
	Hand out submerged and emergent aquatic plants (at minimum of 0.1 m above pond base; include max 25% of pond surface)	Annually
	Remove 25% of bank vegetation from water's edge to a minimum of 1 m above water level	Annually
	Tidy all dead growth (scrub clearance) before start of growing season (Note: tree maintenance is usually part of overall landscape management contract)	Annually
	Remove sediment from any forebay	Every 1–5 years, or as required
Occasional maintenance	Remove sediment and planting from one quadrant of the main body of ponds without sediment forebays.	Every 5 years, or as required
	Remove sediment from the main body of big ponds when pool volume is reduced by 20%	With effective pre-treatment, this will only be required rarely, eg every 25–50 years
Remedial actions	Repair erosion or other damage	As required
	Replant, where necessary	As required
	Aerate pond when signs of eutrophication are detected	As required
	Realign rip-rap or repair other damage	As required
	Repair / rehabilitate inlets, outlets and overflows	As required

4.4 Level of Pollution Risk

To ensure that we deliver adequate treatment for surface water runoff from our proposed development site, the below equation must be satisfied.

$$\text{Total SuDS mitigation index} \geq \text{pollution hazard Index}$$

(for each contaminant type) (for each contaminant type)

Outlined below are the pollution hazard indices specific to the proposed site's land use based on the classifications provided within the SuDs manual pollution hazard indices (See table 26.2 below).

- Other Roofs:

TSS	Metals	Hydrocarbons
0.2	0.2	0.05

- Commercial Yard, Non-Residential Car Park and high traffic roads:

TSS	Metals	Hydrocarbons
0.7	0.6	0.7

TABLE 26.2 Pollution hazard indices for different land use classifications

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Residential roofs	Very low	0.2	0.2	0.05
Other roofs (typically commercial/ industrial roofs)	Low	0.3	0.2 (up to 0.5, where there is potential for metals to leach from the roof)	0.05
Individual property driveways, residential car parks, low traffic roads (eg cul-de-sacs, bungalows and general access roads) and non-residential car parking with infrequent change (eg schools, offices) (c < 300 traffic movements/day)	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (eg hospitals, retail and roads except low traffic roads and trunk roads/motorways)	Medium	0.7	0.8	0.7
Sites with heavy pollution (eg haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, warehouses), where where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured; industrial sites; trunk roads and motorways ¹	High	0.9 ²	0.9 ²	0.9 ²

4.5 Mitigation Measures

The SuDs mitigation Index = mitigation index₁ + 0.5 (mitigation index₂)

Below are the SuDs mitigation Indices proposed for each land use classification of the proposed site. The mitigation Index Values used are taken from the table 26.3 within the SuDs manual shown below.

TABLE 26.3 Indicative SuDS mitigation indices for discharges to surface waters

Type of SuDS component	Mitigation indices ¹		
	TSS	Metals	Hydrocarbons
Filter strip	0.4	0.4	0.5
Filter drain	0.4 ¹	0.4	0.4
Swale	0.5	0.6	0.6
Biosorption system	0.8	0.8	0.8
Permeable pavement	0.7	0.6	0.7
Detention basin	0.5	0.5	0.6
Pond ¹	0.7 ¹	0.7	0.5
Wetland	0.8 ¹	0.8	0.8
Proprietary treatment systems ^{2,3}	These must demonstrate that they can address each of the contaminant types to acceptable levels for frequent events up to approximately the 1 in 1 year return period event, for inflow concentrations relevant to the contributing drainage area.		

- Other Roofs:

SuDs Mitigation Component	Mitigation Indices ¹		
	TSS	Metal	Hydrocarbons
Pond	0.7	0.7	0.5
Total SuDs Mitigation Index	0.7	0.7	0.5
Pollution Hazard Index	0.2	0.2	0.05
Is the proposed treatment adequate?	YES	YES	YES

- Commercial Yard, Non-Residential Car Park and high traffic roads:

SuDs Mitigation Component	Mitigation Indices¹		
	TSS	Metal	Hydrocarbons
Swales	0.5	0.6	0.6
Pond	0.7	0.7	0.5
Total SuDs Mitigation Index	0.85	0.95	0.85
Pollution Hazard Index	0.7	0.6	0.7
Is the proposed treatment adequate?	YES	YES	YES

Based on the above figures the mitigation indices exceeds all pollution indices for every catchment on this site.

5 CONCLUSION

The existing site is brownfield, comprising buildings, roads, car park and associated infrastructure.

The proposed site is located within Flood Zone 1.

The development site is relatively flat with ground levels across the site varying between 14.91m and 9.42m Above Ordnance Datum (AOD), falling in a south westerly direction.

'Geotechnics' GeoEnvironmental summary, identified made ground in all exploratory boreholes and comprised of either hardstanding or reworked topsoil. Infiltration discharge method for surface water is not viable based on the existing ground profile.

The proposals for the site include the demolition and clearance of the existing buildings/hardstanding followed by the construction of a new data centre comprising of two buildings with associated areas of access roadways, hardstanding, a substation, water treatment works and car parking.

The proposed site plan shows that there is a 35% reduction in impermeable area from the existing site.

The proposed development has an impermeable area of 8.291 ha with a maximum restricted greenfield discharge rate of 46.6 l/s. Using the global variables, the site requires an approximate storage volume of 11,234m³ to provide adequate temporary surface water storage for all storms up to a 1 in 100 year plus 40% for climate change.

Due to the proposed decrease in impermeable area of the site, a drainage strategy proposal drawing has been prepared to ensure that excess surface water overflow is accommodated for, and all SuDS mitigation measures are adequate for the proposed land use in line with the CIRIA SuDS Manual.

The drainage strategy has been designed to achieve the SuDS mitigation indices set out in chapter 26 of the CIRIA SuDS manual and it is anticipated that a private management company will be employed to maintain the completed drainage network for the development with respect to the level of frequency needed for each SuDS component.

Appendix A – Existing Site Plan

GENERAL NOTES

1. DO NOT SCALE THIS DRAWING. WORK ONLY TO FIGURED DIMENSIONS.
2. FOR ALL RELEVANT NOTES, REFER TO STRUCTURAL AND CIVIL ENGINEERING PERFORMANCE SPECIFICATION.
3. ANY DISCREPANCIES ARE TO BE REPORTED TO PINNACLE CONSULTING ENGINEERS IMMEDIATELY.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SUB-CONTRACTORS DRAWINGS AND DETAILS.
5. THIS DRAWING IS TO BE PRINTED IN COLOUR.
6. THIS DRAWING IS NOT FOR CONSTRUCTION.

LEGEND

SITE BOUNDARY



P01	FOR INFORMATION	SC	-	XX.XX.XX
REV	DESCRIPTION	BY	CHK	DATE

CLIENT

MSFT

PROJECT
CWL01 & CWL02

DRAWING TITLE
LOCATION PLAN

PINNACLE
CONSULTING ENGINEERS

ALCHEMY,
BESSEMER ROAD,
WYVERN GARDEN CITY,
HERTS.
AL7 1HE. TELEPHONE: 01707 527 630

NORWICH | LONDON | DUBLIN | THE HAGUE

DRAWING STATUS			
INFORMATION			
SCALE @ A1	DATE	DRAWN BY	CHECKED
1:2500	AUG '22	SC	-

DRG NO. AUG '22 DRAWN BY SC CHECKED -

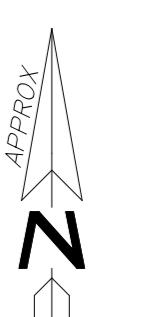
REF: C210420-PIN-XX-XX-DR-C-02000 P01

COPRIGHT PINNACLE

Appendix B – Topographic Survey



DATUM NOTES
DRAWING IS BASED ON ORDNANCE SURVEY CO-ORDINATES
DETERMINED USING THE ACTIVE GPS NETWORK
LEVELS ARE RELATED TO - ACTIVE GPS NETWORK



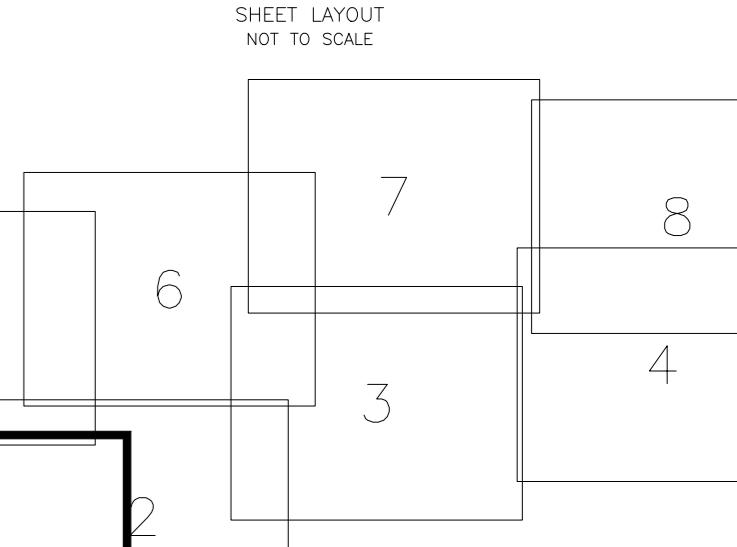
SURVEY CONTROL STATIONS SHOWN

ABBREVIATIONS (where applicable)

AV	Air Valve	MK	Marker
BK	Brick	MS	Milestone
BS	Bus Stop	MT	Mercury
BT	British Telecom	Ov	Overhead
C/B	Cover Box	PW	Poles
CL	Cover Level	PB	Post Box
CD	Column	PM	Parking Meter
Co	Conduit	PS	Post Box Site
DP	Catch Pit	PT	Post Box Type
DS	Drainage Slab	RE	Revolving
CTV	Cable Television	RE	Rodding Eye
CV	Coupling Channeled	RT	Retaining
DP	Drain Pipe	SG	Sign
EP	Electricity Pole	RSU	Road Steel Joint
FQ	Flower Bed	SK	Skew
FB	Flower Bed	SKW	Sockweld
FD	Fence	ST	Silt Trap
FH	Fire Hydrant	SV	Security Video Camera
FL	Flag Pole	TGB	Telephone Call Box
FP	Flag Post	TL	Traffic Light
GP	Gas Pipe	TP	Telephone Point
GV	Gas Valve	UT	Unable To Use
Gv	Gas Valve	UTF	Unable To Trace Further
H	Height	UTR	Unable To Raise
IC	Inspection Cover	WP	Water Pipe
IL	Indicates	WPB	Water Pipe Backfill
IN	Interceptor	WPV	Water Pipe Valve
JB	Junction Box	WL	Water Level
LB	Litter Bin	WLW	Water Level Water
LP	Lamp Post	WQ	Washout
MC	Manhole Cover		

FW Foul Water
SW Sewer
CW Combined Water
PL Pipe Level
D Depth
S/C Sided
B/D Backfill Pipe
NPV No Pipes Visible

NOTES
 • Drainage pipe sizes (where shown) have been plotted from the surface for safety reasons and should be regarded as approximate only.
 • Tree species (where shown) should be treated with caution and expert identification should be sought.
 • Although this is a digital survey, the accuracy and amount of detail shown is dependent upon the quality of the original surveying data as specified. Care should be exercised when working to larger scales.
 • Includes all boundaries and features shown on this plan, which may not represent the extent of legally conveyed ownership.
 • Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL dimensions and levels must be checked and corrected prior to design and construction.
 • Early levels have been taken in the bottom of the channel.



CELTIC WAY
COEDKERNEW
NEWPORT
NP10 8BE
TOPOGRAPHICAL SURVEY

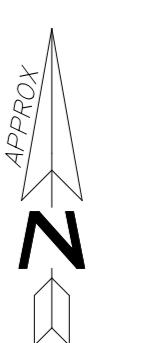
SURVEYED FOR Pinnacle Consulting Engineers Ltd, SURVEYOR D Jenkins
Auchenherm, Bannister Road, Weybridge, Surrey KT14 7HE DATE R Harris
May 2021

NO DATE 1 June 2020 Levels adjusted on western access road.
2 June 2020 Investigation of Storm and Foul Water Outfalls - PJ.

DRAWING NO	N 1082/1	REV
DRAWING TITLE	TOPOGRAPHICAL	
SCALE	1 : 200 (AO)	
SEE ALSO DWG NOS		
sheet	1 of 8	
REF NO	N 1082	



DATUM NOTES
DRAWING IS BASED ON ORDNANCE SURVEY CO-ORDINATES
DEFINITION OF THE ACTIVE GPS NETWORK
LEVELS ARE RELATED TO - ACTIVE GPS NETWORK



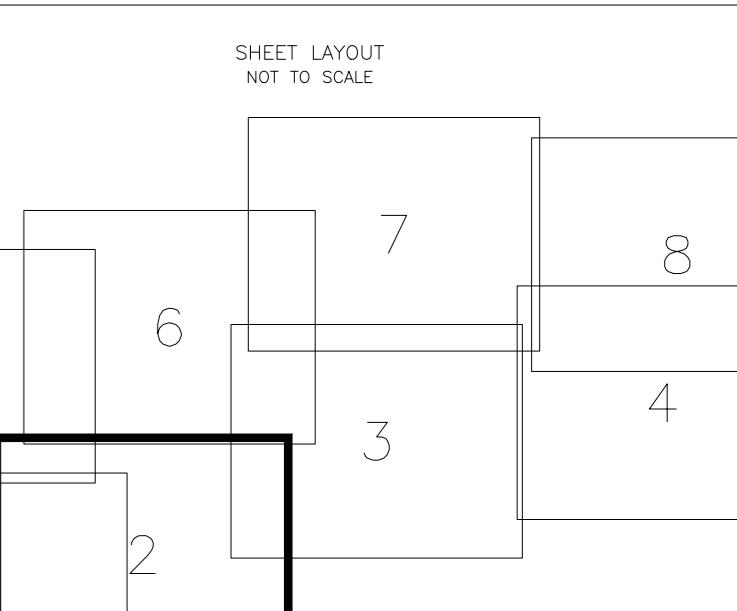
SURVEY CONTROL STATIONS SHOWN

ABBREVIATIONS (where applicable)

Air	Air Valve	MR	Marker
BK	Brick	MS	Milestone
BS	Bus Stop	MT	Mercury
BT	British Telecom	OB	Overhead
C/B	Catch Basin	PAV	Paving
CL	Cover Level	PB	Post Box
CO	Column	PM	Parking Meter
DP	Catch Pit	PO	Post Box
DPG	Drainage Grate	PT	Post Box
CTV	Cable Television	RE	Rodding Eye
CV	Coupling Valve	RT	Retaining
CVS	Gas Valve	TL	Traffic Light
CVT	Gas Valve	TP	Telephone
CVW	Gas Valve	TR	Tree Root
CVW	Gas Valve	UT	Unable to Trace Further
CVW	Gas Valve	UR	Unable to Raise
CVW	Gas Valve	US	Unknown Source
CVW	Gas Valve	VP	Vent Pipe
CVW	Gas Valve	WL	Water Level
CVW	Gas Valve	WP	Water Pipe
CVW	Gas Valve	WU	Washout

FW Foul Water
SW Surface Water
CW Combined Water
PL Pipe Level
SL Soil Level
D Depth
S/C Sided
B/D Backdrop Pipe
NPV No Pipes Visible

- NOTES
 • Drainage pipe sizes (where shown) have been ploughed from the surface for safety reasons and should be regarded as approximate only.
 • Tree species (where shown) should be treated with caution and expert identification should be sought.
 • Although this is a digital survey the accuracy and amount of detail shown is dependent upon the surveying equipment and methods specified. Care should be exercised when working to larger scales.
 • Includes all survey data and features shown on this plan, may not represent the extent of legally conveyed ownership.
 • Whilst every effort has been made to achieve accuracy on this plan, ORJCAL accept no responsibility for any errors and advice should be sought prior to design and construction.
 • Early levels have been taken in the bottom of the channel.



CELTIC WAY COEDKERNEW NEWPORT NP10 8BE

TOPOGRAPHICAL SURVEY

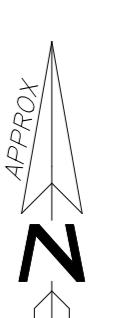
SURVEYED FOR Pinnacle Consulting Engineers Ltd, SURVEYOR D Jenkins
Auchenbeam, Barnmer Road, Welwyn Garden City, Herts, AL7 1HE DATE R Harris
May 2021

NO DATE 1 June 2020 Revision PJ.

DRAWING NO	N 1082/2	REV	1
DRAWING TITLE	TOPOGRAPHICAL		
SCALE	1 : 200 (AO)		
SEE ALSO DWG NOS			
SHEET	2 of 8		
REF NO	N 1082		



DATUM NOTES
DRAWING IS BASED ON ORDNANCE SURVEY CO-ORDINATES
DETERMINED USING THE ACTIVE GPS NETWORK
LEVELS ARE RELATED TO - ACTIVE GPS NETWORK

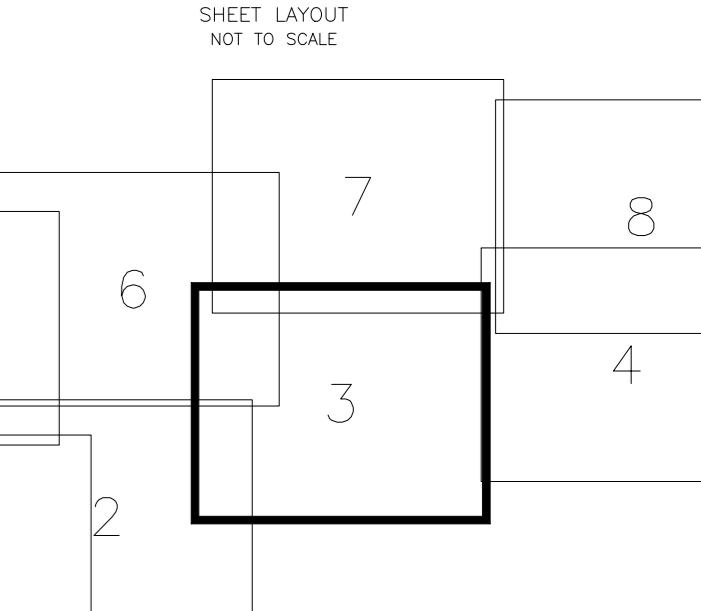


SURVEY CONTROL STATIONS SHOWN

ABBREVIATIONS (where applicable)

AV	Air Valve	MK	Marker Stone
BK	Brick	MS	Marker Stone
BS	Bus Stop	MT	Mercury
BT	British Telecom	OB	Overhead
CB	Cable Box	PA	Poles
CL	Cover Level	PB	Post Box
CO	Column	PM	Parking Meter
CP	Catch Pit	PS	Post Box
CS	Crossing Slab	PT	Post Box
CTV	Cable Television	RE	Retaining
CV	Coupling Choke	RL	Rodding Eye
EP	Electricity Pole	RSU	Rope Steel Joint
FB	Fence Post	SK	Sockweld
FG	Flower Bed	ST	Silt Trap
FH	Fire Hydrant	SV	Security Video Camera
FL	Flag Pole	TGB	Telephone Call Box
FP	Flag Post	TL	Traffic Light
GP	Gas Pipe	GU	Gully
GV	Gas Valve	HT	Height
H	Height	IC	Inspection Cover
I	Island	IN	Integrator
JB	Junction Box	IP	Telephone Point
JG	Junction Box	JP	Jointed
LB	Litter Bin	UT	Unable to Trace Further
LP	Lamp Post	UR	Unable to Raise
MC	Manhole Cover	VP	Vent Pipe
FW	Foul Water	WP	Water Pipe
SW	Surface Water	WL	Water Level
CW	Combined Water	WD	Water Depth
PL	Pit Level	S/C	Sealed
S/C	Sealed	B/D	Backfill Pipe
B/D	Backfill Pipe	NPv	No Pipes Visible

- NOTES
 • Drainage pipe sizes (where shown) have been plotted from the surface for safety reasons and should be regarded as approximate only.
 • Tree species (where shown) should be treated with caution and expert identification should be sought.
 • Although this is a digital survey the accuracy and amount of detail shown is dependent upon the original survey data being supplied as specified. Care should be exercised when working to larger scales.
 • Includes all laser survey data. The extent of boundaries shown above may not represent the extent of legally conveyed ownership.
 • Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL decisions relating to design and construction should only be made prior to design and construction.
 • Early levels have been taken in the bottom of the channel.



CELTIC WAY
COEDKERNEW
NEWPORT
NP10 8BE

TOPOGRAPHICAL SURVEY

SURVEYED FOR	Pinnacle Consulting Engineers Ltd. Architects Bellway Garden City Herts, AL7 1HE	SURVEYOR	D Jenkins R Harris
DATE	May 2021	DATE	May 2021

NO DATE REVISION

DRAWING NO N 1082/3 REV 0

DRAWING TITLE TOPOGRAPHICAL

SCALE 1 : 200 (A0)

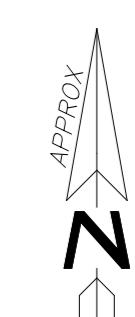
SEE ALSO DWG NOS

SHEET 3 of 8

REF NO N 1082



DATUM NOTES
DRAWING IS BASED ON ORDNANCE SURVEY CO-ORDINATES
DETERMINED USING THE ACTIVE GPS NETWORK
LEVELS ARE RELATED TO - ACTIVE GPS NETWORK



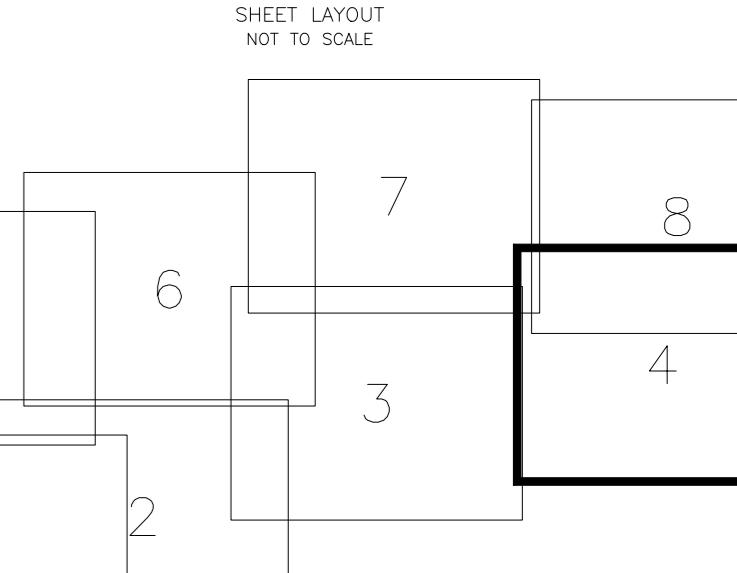
SURVEY CONTROL STATIONS SHOWN

ABBREVIATIONS (where applicable)

AV	Air Valve
BK	Brick
BS	Bus Stop
BT	British Telecom
C/B	Cover Box
CL	Cover Level
CD	Column
CP	Catch Pit
CS	Cable Slab
CTV	Cable Television
DP	Drainage Pipe
EP	Electricity Pole
FB	Flower Bed
FH	Fire Hydrant
FL	Flag Pole
FP	Flag Pole
GP	Gas Point
GV	Gas Valve
H	Height
I	Inspection Cover
IN	Inlet
IP	Integrator
JB	Junction Box
JT	Junction
LT	Levelling
LB	Litter Bin
LP	Lamp Post
MC	Manhole Cover
MK	Marker Stone
MS	Manhole
MV	Mercury
OB	Obstruction
PB	Post Box
PM	Post Meter
PT	Post Junction
RE	Retaining Wall
RE	Rodding Eye
RSU	Rope Steel Joint
SK	Sockaway
ST	Silt Trap
SV	Security Video Camera
TGB	Telephone Call Box
TF	Telegraph Pole
TL	Traffic Light
TP	Telephone Point
UT	Unable to Trace Further
UR	Unable to Raise
UL	Unknown
VP	Vent Pipe
WL	Water Level
WD	Washout

FW
SW
CW
PL
SD
S/C
S/B
NPV

- Drainage pipe sizes (where shown) have been flagged from the surface for safety reasons and should be regarded as approximate only.
- Tree species (where shown) should be treated with caution and expert identification recommended.
- Although this is a digital survey, the accuracy and amount of detail shown is dependent on the original surveying equipment and methods specified. Care should be exercised when working to larger scales.
- Includes survey control stations and points. These points, may not represent the extent of legally conveyed ownership.
- Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL dimensions and levels should be checked and verified prior to design and construction.
- Early levels have been taken in the bottom of the channel.



CELTIC WAY COEDKERNEW NEWPORT NP10 8BE

TOPOGRAPHICAL SURVEY

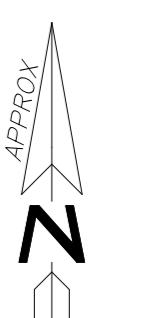
SURVEYED FOR Pinnacle Consulting Engineers Ltd, SURVEYOR D Jenkins
Architects, Bellister Road, Ruislip, Middlesex, HA4 1HE DATE May 2021

NO DATE 1 June 2020 Revision: PJ.

DRAWING NO	N 1082/4	REV	1
DRAWING TITLE	TOPOGRAPHICAL		
SCALE	1 : 200 (A0)		
SEE ALSO DWG NOS			
SHEET	4 of 8		
REF NO	N 1082		



DATUM NOTES
DRAWING IS BASED ON ORDNANCE SURVEY CO-ORDINATES
DETERMINED USING THE ACTIVE GPS NETWORK
LEVELS ARE RELATED TO - ACTIVE GPS NETWORK

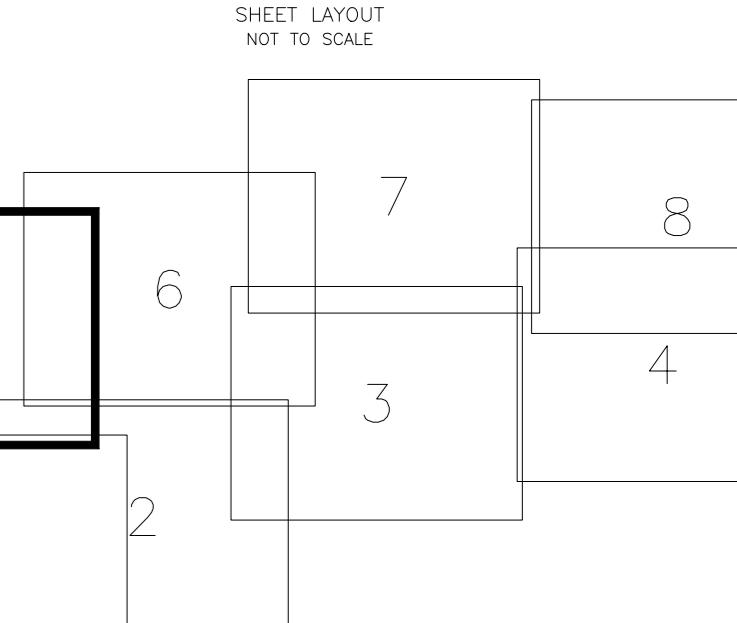


SURVEY CONTROL STATIONS SHOWN

ABBREVIATIONS (where applicable)

AV	Air Valve	MK	Marker
BK	Brick	MS	Milestone
BS	Bus Stop	MT	Mercury
BT	British Telecom	OV	Overhead
C/B	Cable Box	PW	Poles
CL	Cover Level	PM	Parking Meter
CO	Column	PS	Post Box
DP	Catch Pit	PT	Post Box
DS	Drainage Slab	PT	Post Box
CTV	Cable Television	PT	Post Box
DPG	Drop Pipe	RE	Retaining
DPH	Drop Pipe	RE	Rodding Eye
EP	Electricity Pole	RSU	Road Steel Joint
FZ	Flower Bed	SK	Sockweld
FB	Flower Bed	ST	Silt Trap
FH	Fire Hydrant	SV	Surveillance Camera
FL	Flame	TGB	Telephone Call Box
FP	Flag Pole	TR	Traffic Light
GP	Gas Pipe	TL	Traffic Light
GV	Gas Valve	TP	Telephone Point
G/C	Guillotine	UT	Underground
HGT	Height	UTF	Unable to Trace Further
IC	Inspection Cover	UR	Unable to Rule
IN	Inlet	URC	Under Rule
IS	Interceptor	UP	Upward
JB	Junction Box	UPR	Upward Pipe
JD	Junction Box	VLP	Vertical Loop
LB	Litter Bin	WP	Water Pipe
LP	Lamp Post	WL	Water Level
MC	Manhole Cover	WQD	Wash Out

- NOTES
 • Drainage pipe sizes (where shown) have been plotted from the surface for safety reasons and should be regarded as approximate only.
 • Tree species (where shown) should be treated with caution and expert identification advised.
 • Although this is a digital survey the accuracy and amount of detail shown is dependent upon the survey equipment and processing as specified. Care should be exercised when working to larger scales.
 • Includes all surveys carried out by Laser Surveys Ltd. This plan may not represent the extent of legally conveyed ownership.
 • Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL dimensions and levels must be checked and corrected prior to design and construction.
 • Early levels have been taken in the bottom of the channel.



CELTIC WAY
COEDKERNEW
NEWPORT
NP10 8BE
TOPOGRAPHICAL SURVEY

SURVEYED FOR Pinnacle Consulting Engineers Ltd, SURVEYOR D Jenkins
Auchenblair, Bellister Road, Welwyn Garden City, Herts, AL7 1HE DATE May 2021

NO DATE REVISION

DRAWING NO N 1082/5 REV 2

DRAWING TITLE TOPOGRAPHICAL

SCALE 1 : 200 (AO)

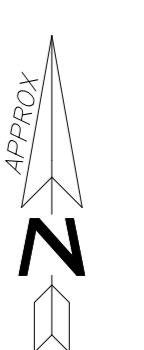
SEE ALSO DWG NOS

SHEET 5 of 8

REF NO N 1082



DATUM NOTES
DRAWING IS BASED ON ORDNANCE SURVEY CO-ORDINATES
DETERMINED USING THE ACTIVE GPS NETWORK
LEVELS ARE RELATED TO - ACTIVE GPS NETWORK



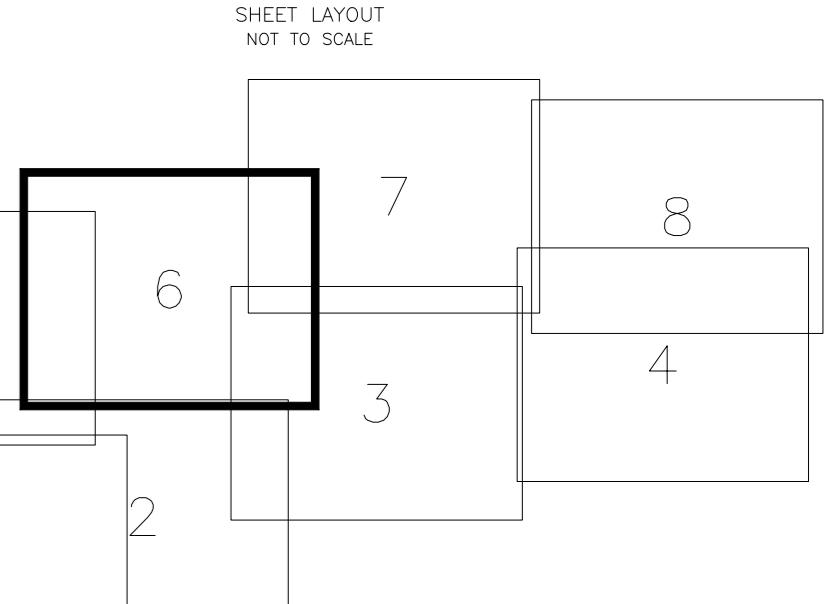
SURVEY CONTROL STATIONS SHOWN

ABBREVIATIONS (where applicable)

AV	Air Valve	MR	Marker Stone
BK	Brick	MS	Milestone
BS	Bus Stop	MT	Mercury
BT	British Telecom	PAV	Pavement
C/B	Cover Box	PAZ	Post Box
CL	Cover Level	PM	Parking Meter
CD	Column	PO	Post Box
CONC	Concrete	PT	Post Box
CP	Catch Pit	PTA	Post Box Antenna
CS	Catch Slab	PTW	Post Box Wire
CTV	Cable Television	RE	Rodding Eye
DP	Drainage Pipe	RET	Retaining
DS	Drainage System	RL	Traffic Light
EP	Electricity Pole	RSU	Road Steel Joint
FB	Flower Bed	SK	Sockeye
FZ	Fence	SL	Slope Line
FH	Fire Hydrant	ST	Silt Trap
FL	Flame	SV	Surveillance
FP	Frog Pole	SVC	Security Video Camera
GP	Gas Pipe	TCB	Telephone Call Box
GV	Gas Valve	TCB	Telephone Call Box
GW	Gully	TL	Traffic Light
HGT	Height	TP	Telephone Point
IC	Inspection Cover	TR	Tree Root
IN	Inlet	UT	Unable to Trace
IS	Interceptor	UTF	Unable to Trace Further
LR	Length	UR	Unable to Raise
JB	Junction Box	URR	Unable to Raise
KD	Kiosk	V	Vent
LB	Litter Bin	VP	Vent Pipe
LP	Lamp Post	WL	Water Level
MC	Manhole Cover	WD	Wash Duct

FIL Foul Water
SW Surface Water
CW Combined Water
PL Pipe Level
SD Site Depth
S/C Surface Depth
B/O Backflow Pipe
NPV No Pipes Visible

- NOTES
 • Drainage pipe sizes (where shown) have been plotted from the surface for safety reasons and should be regarded as approximate only.
 • Tree species (where shown) should be treated with caution and expert identification should be sought.
 • Although this is a digital survey the accuracy and amount of detail shown is dependent upon the surveying equipment and methods specified. Care should be exercised when working to larger scales.
 • Individual boundaries shown on the plan, particularly where they may not represent the extent of legally conveyed ownership.
 • Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL dimensions and levels must be checked prior to design and construction.
 • Early levels have been taken in the bottom of the channel.



CELTIC WAY COEDKERNEW NEWPORT NP10 8BE

TOPOGRAPHICAL SURVEY

SURVEYED FOR Pinnacle Consulting Engineers Ltd, Surveyor D Jenkins
Auchenblair, Barnetts Road, Welwyn Garden City, Herts AL7 1HE Date May 2021

NO	DATE	REVISION
DRAWING NO	N 1082/6	REV 0
DRAWING TITLE	TOPOGRAPHICAL	
SCALE	1 : 200 (AO)	
SEE ALSO DWG NOS		
SHEET	6 of 8	
REF NO	N 1082	



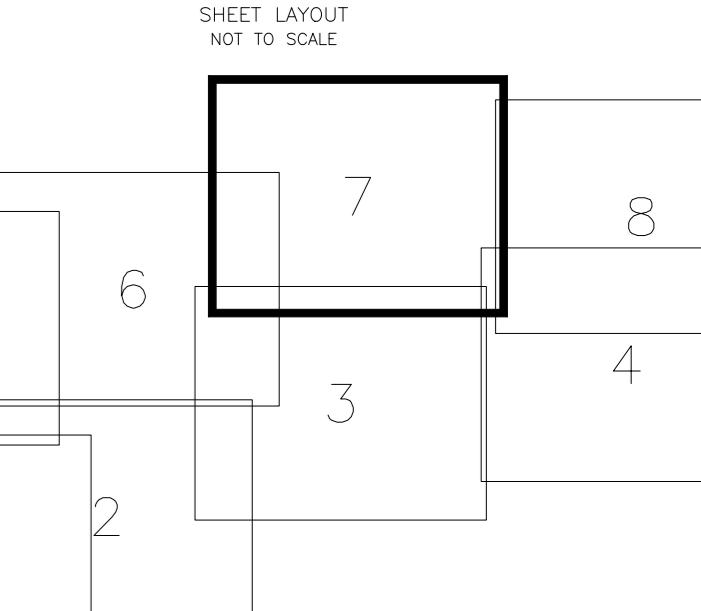
DATUM NOTES
DRAWING IS BASED ON ORDNANCE SURVEY CO-ORDINATES
DETERMINED USING THE ACTIVE GPS NETWORK
LEVELS ARE RELATED TO - ACTIVE GPS NETWORK

SURVEY CONTROL STATIONS SHOWN

ABBREVIATIONS (where applicable)

AV	Air Valve	MR	Milestone
BK	Brick	MS	Marker
BS	Bus Stop	MT	Mercury
BT	British Telecom	OV	Overhead
C/B	Cable Box	PW	Post Wire
CL	Cover Level	PM	Parking Meter
CO	Column	PS	Post Box
DP	Catch Pipe	PT	Post Box
DS	Drainage Slab	PTJ	Post Box Joint
CTV	Cable Television	PTW	Post Wire
DPG	Drainage Channel	RE	Rodding Eye
EP	Electricity Pole	RET	Retaining
FQ	Flame Rod	RSU	Road Steel Joint
FB	Flower Bed	SK	Sockeye
FT	Fire Hydrant	SP	Stop Pipe
FL	Flame Lever	ST	Silt Trap
FP	Flag Pole	SV	Security Video Camera
GP	Gas Point	TGB	Telephone Call Box
GV	Gas Valve	TL	Traffic Light
H	Height	TP	Telephone Point
IC	Inspection Cover	TF	Traffic Filter
I	Indicates	TFP	Traffic Filter Point
IN	Interceptor	UTF	Unable to Trace Further
JB	Junction Box	UTR	Unable to Trace
JD	Junction Box	UL	Under Land
JO	Jointed	LP	Lamp Post
LB	Litter Bin	MP	Manhole Cover
LP	Lamp Post	FW	Foul Water
MC	Manhole Cover	SW	Storm Water
PL	Pit Level	CW	Combined Water
PS	Pit Seal	PL	Pit Level
S/C	Sealed	SD	Sealed
B/P	Backfill Pipe	NPV	No Pipes Visible

NOTES
 • Drainage pipe sizes (where shown) have been ploughed from the surface for safety reasons and should be regarded as approximate only.
 • Tree species (where shown) should be treated with caution and expert identification sought.
 • Although this is a digital survey the accuracy and amount of detail shown is dependent upon the surveying equipment and methods specified. Care should be exercised when working to larger scales.
 • Includes survey control stations and points. Points shown above, may not represent the extent of legally conveyed ownership.
 • Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL decisions regarding design and construction must be based prior to design and construction.
 • Early levels have been taken in the bottom of the channel.



CELTIC WAY COEDKERNEW NEWPORT NP10 8BE

TOPOGRAPHICAL SURVEY

SURVEYED FOR Pinnacle Consulting Engineers Ltd, Briermer Road, Weybridge, Surrey KT14 7HE SURVEYOR D Jenkins DATE May 2021

REVISION

1 June 2020 Investigation of Storm and Foul Water Outfalls - PJ.

DRAWING NO N 1082/7 REV 1

DRAWING TITLE TOPOGRAPHICAL

SCALE 1 : 200 (A0)

SEE ALSO DWG NOS

SHEET 7 of 8

REF NO N 1082



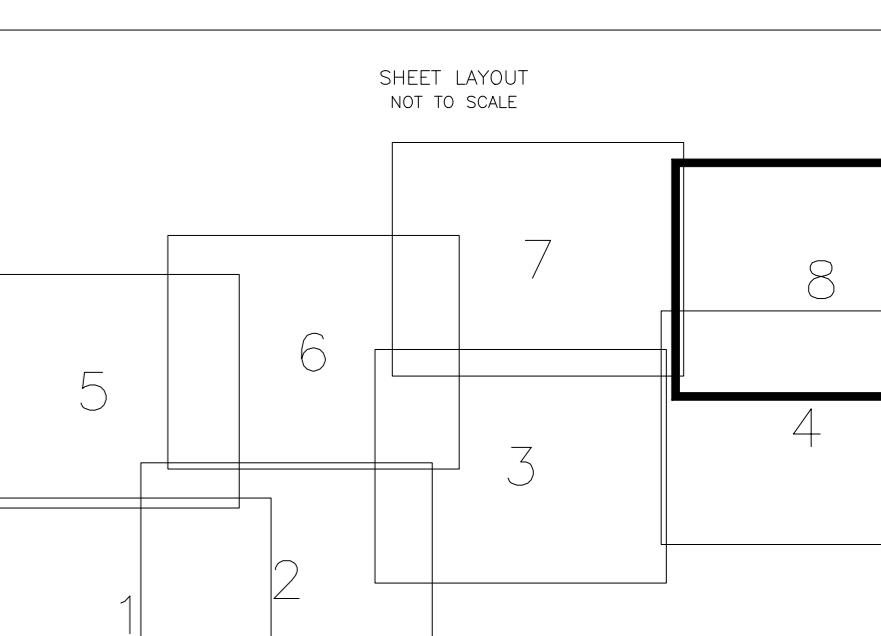
DATUM NOTES
DRAWING IS BASED ON ORDNANCE SURVEY CO-ORDINATES
DETERMINED USING THE ACTIVE GPS NETWORK
LEVELS ARE RELATED TO - ACTIVE GPS NETWORK

SURVEY CONTROL STATIONS SHOWN

ABBREVIATIONS (where applicable)

AIV	Air Valve	MK	Marker
BK	Brick	MS	Milestone
BS	Bus Stop	MT	Mercury
BT	British Telecom	PAV	Pavement
C/B	Cover Box	PB	Post Box
CL	Cover Level	PM	Parking Meter
CO	Column	PT	Post Junction
DP	Catch Pit	PTJ	Post Junction
DS	Cable Slab	PTW	Post Wire
CTV	Cable Television	RE	Rodding Eye
DPG	Drainage Channeled	RT	Retaining
EP	Electricity Pole	SL	Traffic Light
FB	Flower Bed	SP	Telephone Pole
FS	Foul Sock	SV	Security Video Camera
FH	Fire Hydrant	TGB	Telephone Call Box
FL	Flame	TVG	TV Gully
FP	Frog Pole	UL	Utility Box
GP	Gas Point	UR	Unable to Rule
GV	Gas Valve	UFT	Unable to Trace Further
HGT	Height	URR	Unable to Rule
IC	Inspection Cover	UP	Telephone Pole
IN	Inlet	WD	Water Duct
JN	Junction	SK	Sockway
JNBox	Junction Box	ST	Silt Trap
LB	Litter Bin	SV	Surveillance Camera
LP	Lamp Post	TGB	Telephone Call Box
MC	Manhole Cover	TVG	TV Gully
FW	Foul Water	SW	Stormwater
SW	Stormwater	CW	Combined Water
PL	Pit Level	PD	Permit Depth
SD	Soil Depth	S/C	Soil Sampled
B/C	Backfill Pipe	B/P	No Pipes Visible

NOTES
 • Drainage pipe sizes (where shown) have been ploughed from the surface for safety reasons and should be regarded as approximate only.
 • Tree species (where shown) should be treated with caution and expert identification sought.
 • Although this is a digital survey, the accuracy and amount of detail shown is dependent upon the quality of the original surveying equipment as specified. Care should be exercised when working to larger scales.
 • Includes areas covered by Ordnance Survey maps. These areas, may not represent the extent of legally conveyed ownership.
 • Whilst every effort has been made to achieve accuracy on this plan, ORIGNAL surveying equipment and methods must be used prior to design and construction.
 • Early levels have been taken in the bottom of the channel.



CELTIC WAY COEDKERNEW NEWPORT NP10 8BE

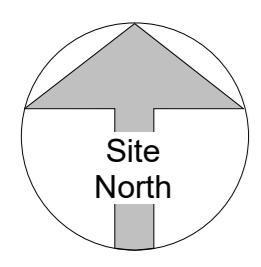
TOPOGRAPHICAL SURVEY

SURVEYED FOR Pinnacle Consulting Engineers Ltd, SURVEYOR D Jenkins
Berkeley Road, Weybridge, Surrey KT14 7HE DATE 10 May 2021

NO DATE 1 June 2020 REVISION Investigation of Storm and Foul Water Outfalls - PJ.

DRAWING NO	N 1082/8	REV	1
DRAWING TITLE	TOPOGRAPHICAL		
SCALE	1 : 200 (AO)		
SEE ALSO DWG NOS			
SHEET	8 of 8		
REF NO	N 1082		

Appendix C – Proposed Site Plan

**SHEET NOTES**

ALL VERTICAL DIMENSIONS ARE RELATIVE TO ASSOCIATED BUILDING SLAB LEVEL.
DO NOT SCALE FROM DRAWINGS.
ALL DISCREPANCIES TO BE REPORTED TO GENSLER
ARCHITECTS IMMEDIATELY. ALL DIMENSIONS TO BE
VERIFIED BY CONTRACTOR ON SITE PRIOR TO ANY
WORKS.

RED
Lower Farm Barns
Bainton Road, Bucknell
Bicester OX27 7LT, UK
www.red-eng.com
t: +44(1869)355600
f: +44(1869)250777
e: oxford@red-eng.com

Gensler

4 St Philip's Place
First Floor
Birmingham
B3 2SL
United Kingdom
Tel: +44 (0)121 260 1600

Microsoft**CWL01-02**Duffryn Lane Newport
NP10 8BE

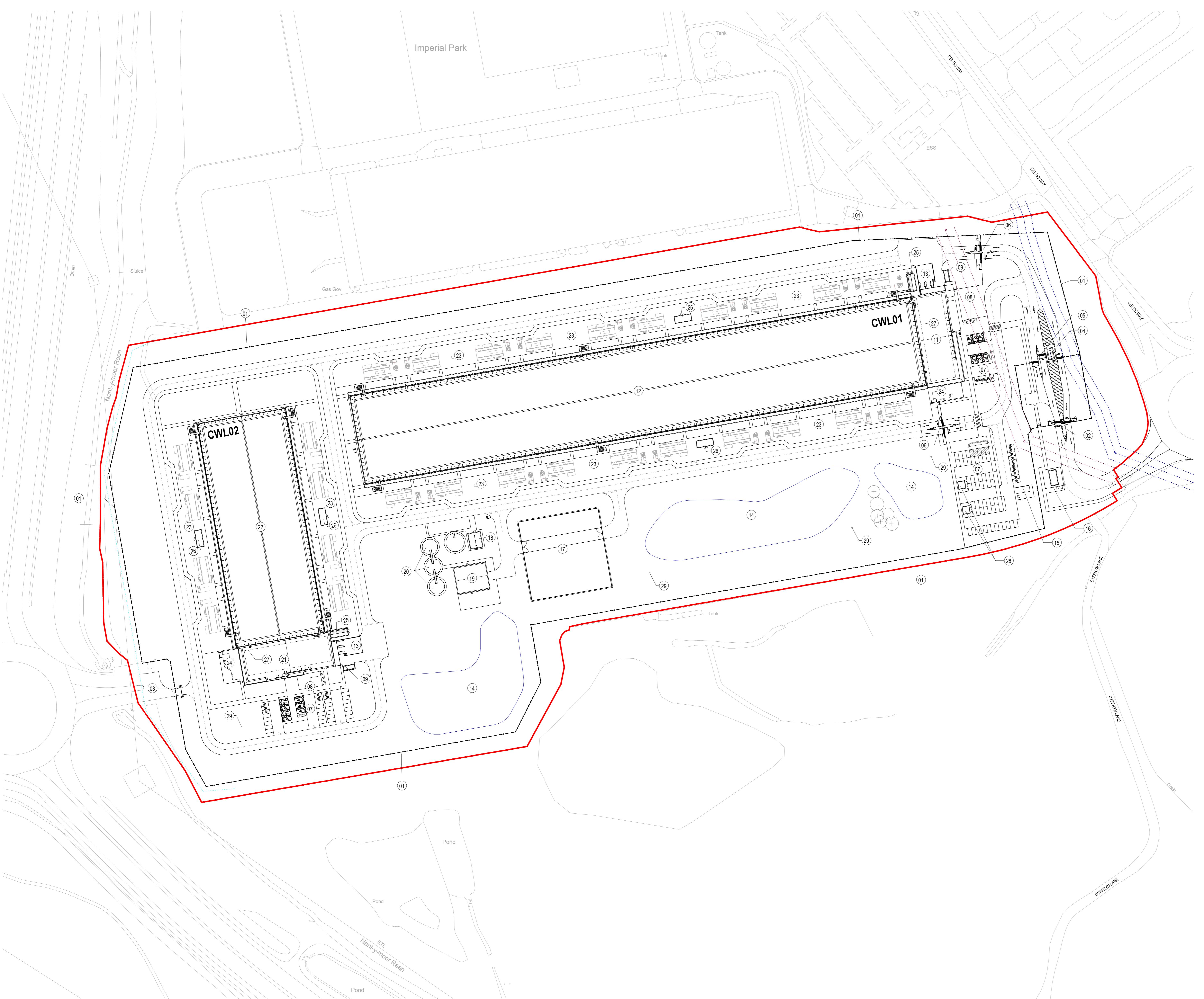
Design Team	
Design	GENSLER
Draught	Gensler
Checked	A.
Date	11.23
Company Project No.	P.020340
M.S. Project No.	P.020340

Approvals

CUSTOMER	MICROSOFT	Date
Microsoft Design Manager	LEVI HOLLAND	
Microsoft Electrical Engineer	MARK GLEESON	
Microsoft Building Engineer	ANDREW FREEZER	
Microsoft Mechanical Engineer	DAVID WEST	
CSA	SHARONRA NADU / STUART MCKEOWN	
Telecom	MARK KELLY / PAUL BISHOP	
Security Manager	DAVID BEADLE	
Environmental	DEIRDRE GORMAN	
PROJECT MANAGEMENT		
Project Planner		
Project Manager		
Senior Project Manager		
Development Manager		
Project Manager		
Quality Control Reviewer		
Quality Control FMEA		
Revisions		
No.	Date	Description
P01	31.08.23	PLANNING
P02	12.09.23	PLANNING
P03	11.10.23	PLANNING
Registration		
Bar Code		
Sheet Title/Number		

**SITE - PROPOSED
MASTER PLAN****CWL01-02-A-P-07**

1:1000@A0

© Gensler 2022
All rights reserved, including but not limited to The Copyright, Design and Patents Act 1988**01 PROPOSED MASTER PLAN**

SCALE: 1:1000

0m 20m 40m 60m 80m 100m

MICROSOFT CONFIDENTIAL

Appendix D – Drainage Calculations

Calculated by:	Iran Limbu
Site name:	Cardiff Quinn
Site location:	Newport

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013) , the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	51.55153° N
Longitude:	3.04154° W
Reference:	1623782934
Date:	May 11 2021 17:15

Runoff estimation approach

IH124

Site characteristics

Total site area (ha):

16.49

Notes

(1) Is $Q_{BAR} < 2.0 \text{ l/s/ha}$?

When Q_{BAR} is $< 2.0 \text{ l/s/ha}$ then limiting discharge rates are set at 2.0 l/s/ha .

Methodology

Q_{BAR} estimation method:

Calculate from SPR and SAAR

SPR estimation method:

Calculate from SOIL type

Soil characteristics

SOIL type:

Default	Edited
2	2
N/A	N/A
0.3	0.3

(2) Are flow rates $< 5.0 \text{ l/s}$?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

Hydrological characteristics

SAAR (mm):

Default	Edited
1018	1018
9	9
0.88	0.88
1.78	1.78
2.18	2.18
2.46	2.46

(3) Is $SPR/SPRHOST \leq 0.3$?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Greenfield runoff rates

Q_{BAR} (l/s):

Default	Edited
46.58	46.58
40.99	40.99
82.91	82.91
101.54	101.54
114.58	114.58

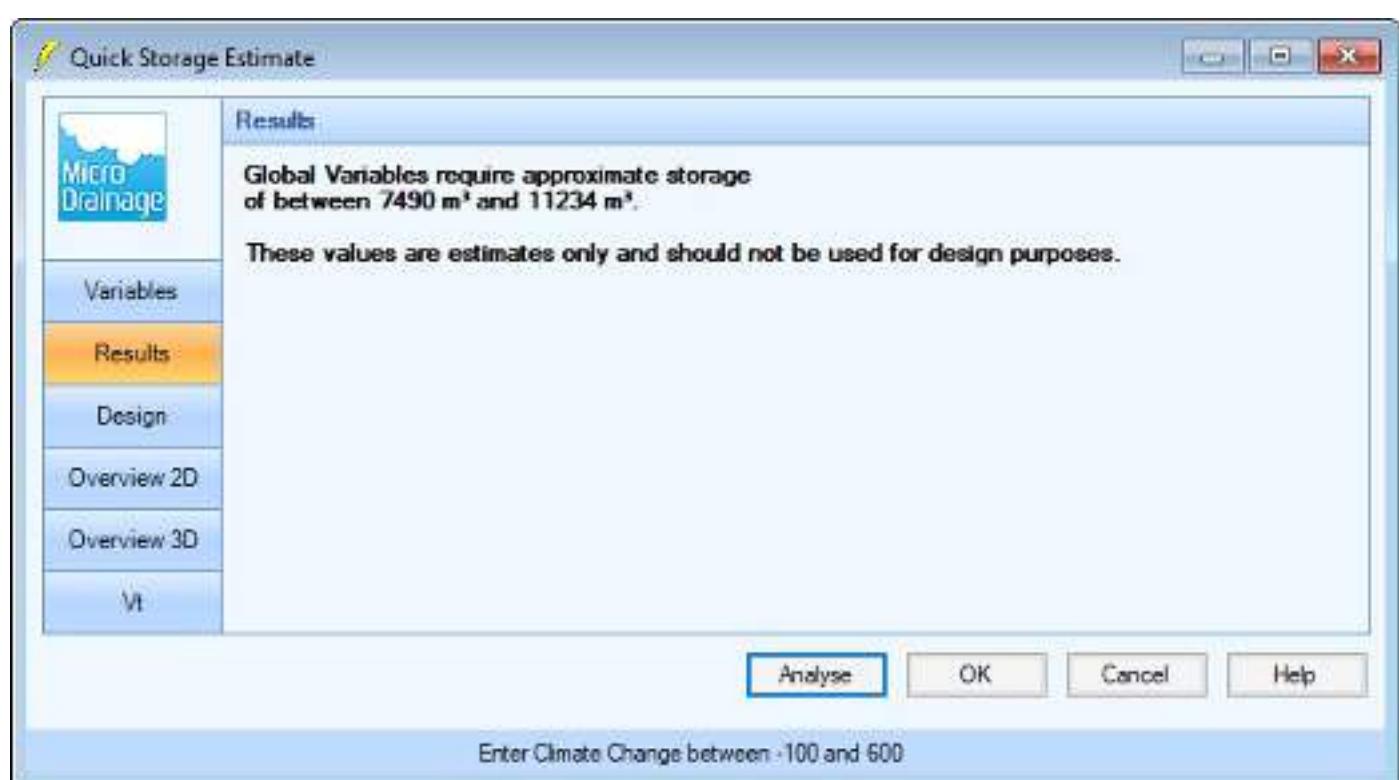
This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.ukuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement , which can both be found at www.ukuds.com/terms-and-conditions.htm. The outputs from this tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.

Quick Storage Estimate

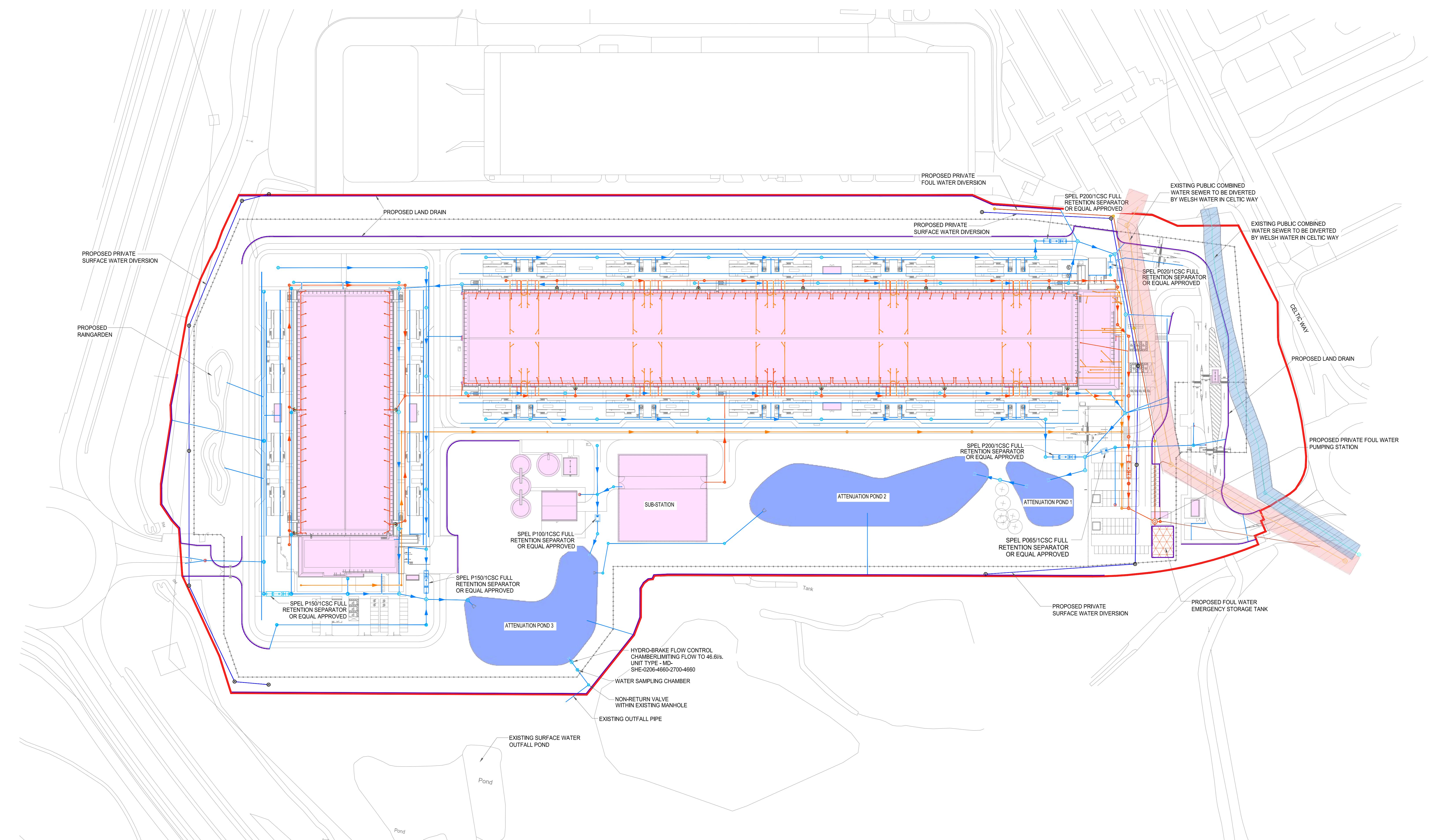
Variables	
	FEH Rainfall
Variables	Return Period (years)
Results	Version: 1999
Design	Site: GB 328750 184950 ST 28750 84950
Overview 2D	C (1km) -0.026 D3 (1km) 0.361
Overview 3D	D1 (1km) 0.413 E (1km) 0.293
Vt	D2 (1km) 0.377 F (1km) 2.429
	Cv (Summer) 0.750
	Cv (Winter) 0.840
	Impenetrable Area (ha) 8.819
	Maximum Allowable Discharge (l/s) 46.6
	Infiltration Coefficient (m/hr) 0.00000
	Safety Factor 2.0
	Climate Change (%) 40

Analyse OK Cancel Help

Enter Climate Change between -100 and 600



Appendix E – Proposed Drainage Strategy



LEGEND

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING PUBLIC COMBINED SEWER
- EXISTING PUBLIC COMBINED OVERFLOW SEWER
- DIVERTED FOUL WATER SEWER
- DIVERTED STORM WATER SEWER
- PROPOSED COLO FOUL WATER SEWER
- PROPOSED FOUL WATER
- PROPOSED STORM WATER SEWER
- PROPOSED FLOW MONITORING CHAMBER
- WELSH WATER 12m EASEMENT FOR COMBINED SEWER
- WELSH WATER 10m EASEMENT FOR STORM WATER SEWER
- PROPOSED LINEAR CHANNEL
- PROPOSED FOUL RISING MAIN
- PROPOSED LAND DRAIN
- HEADWALL
- ... RWL/SVR/POP-UP
- FG FLOOR GULLY (DISCREPANCY VALVE)
- PROPOSED POND
- FOUL WATER EMERGENCY STORAGE TANK
- OIL SEPARATOR
- FIRE WATER HOLDING TANK

0 10 20 30 40 50
SCALE 1:1000
DIMENSIONS IN METRES

COMBINED DRAINAGE
OVERALL SITE PLAN

Appendix F – Exceedance Flow Plan



Design Team

Design	RP
Drawn	WM
Checked	UJ
Date	13/10/2023
Company Project No.	C200163
M.S. Project No.	P-17653

Approvals

CUSTOMER	MICROSOFT
Microsoft Design Manager	LEVI HOLLAND
Microsoft Electrical Engineer	MARK GLESON
Microsoft Building Engineer	GERARD CUNNAM
Microsoft Mechanical Engineer	ANDY LAYER
Microsoft Civil Engineer	PATRICK DOHERTY/ALAN ROWAN/PROKOPS MATTHEW
CSA	JOU PARUMANNI RAJ / MARK KELLY
Telecom	DAVID BEADLE
Security Manager	DERDRE GORMAN
Environmental	
PROJECT MANAGEMENT	
Project Planner	
Project Manager	
Senior Project Manager	
Development Manager	
Project Manager	
Quality Control Reviewer	
Quality Control FFAE	

Revisions

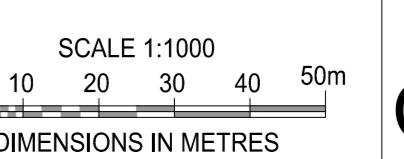
No.	Date	Description
P01	13.10.23	60% ISSUE

Registration

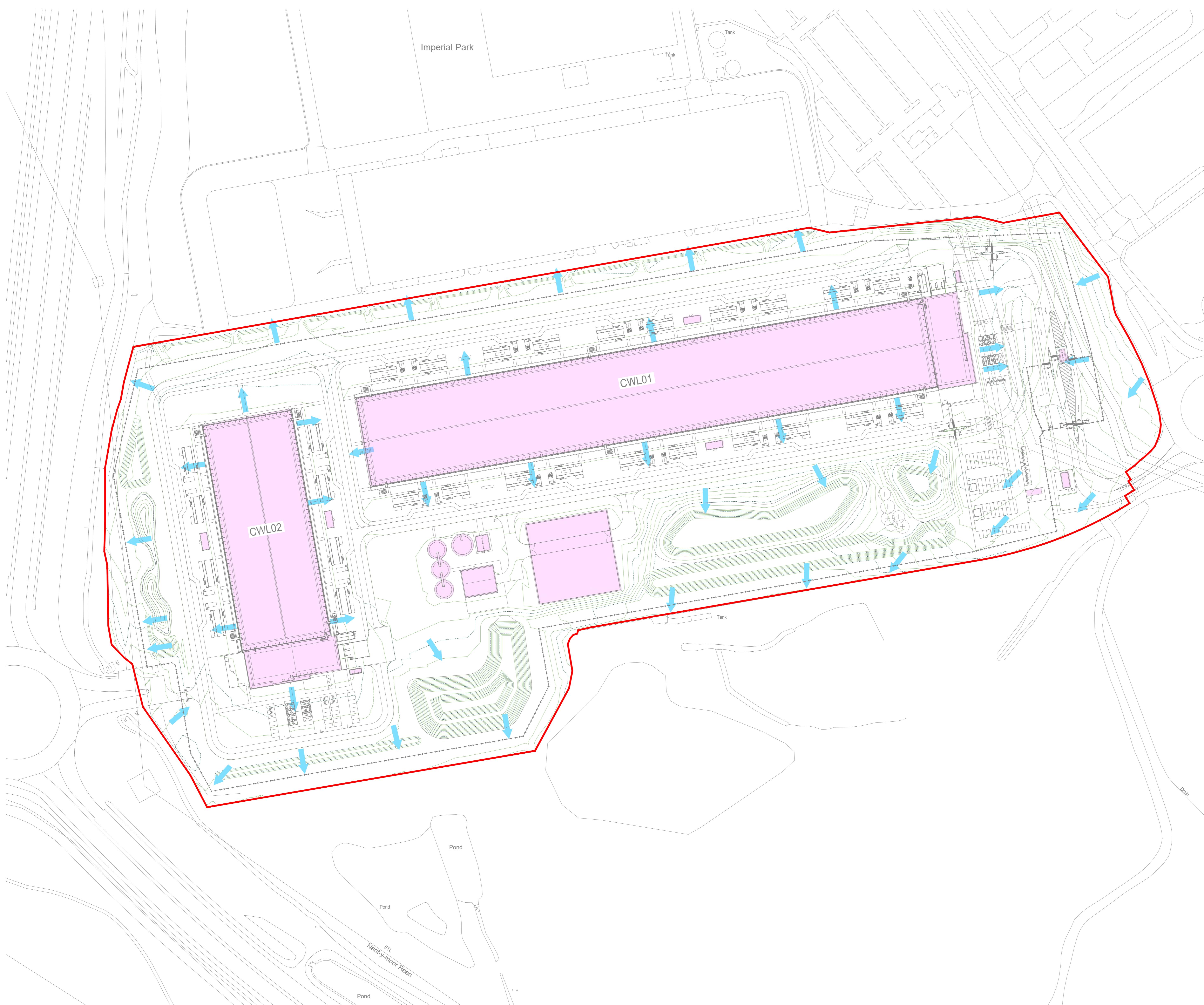
Key Plan

Bar Code

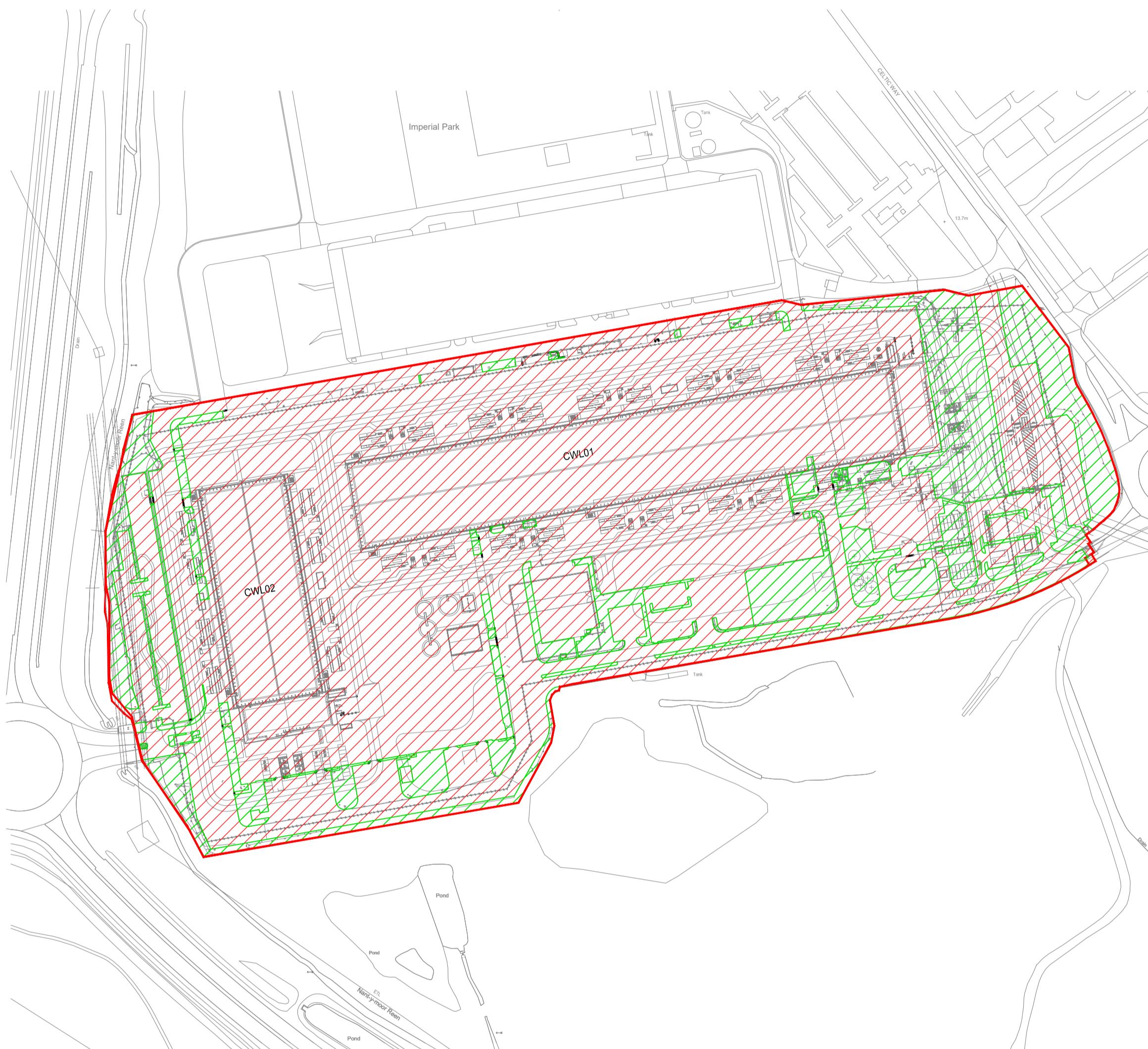
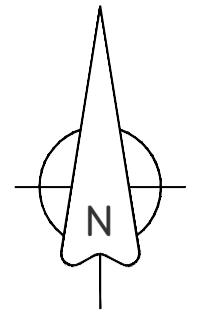
Sheet Title/Number

OVERLAND STORM
FLOW MANAGEMENT
- OVERALL SITE PLAN

CWL01-C-D-10-0

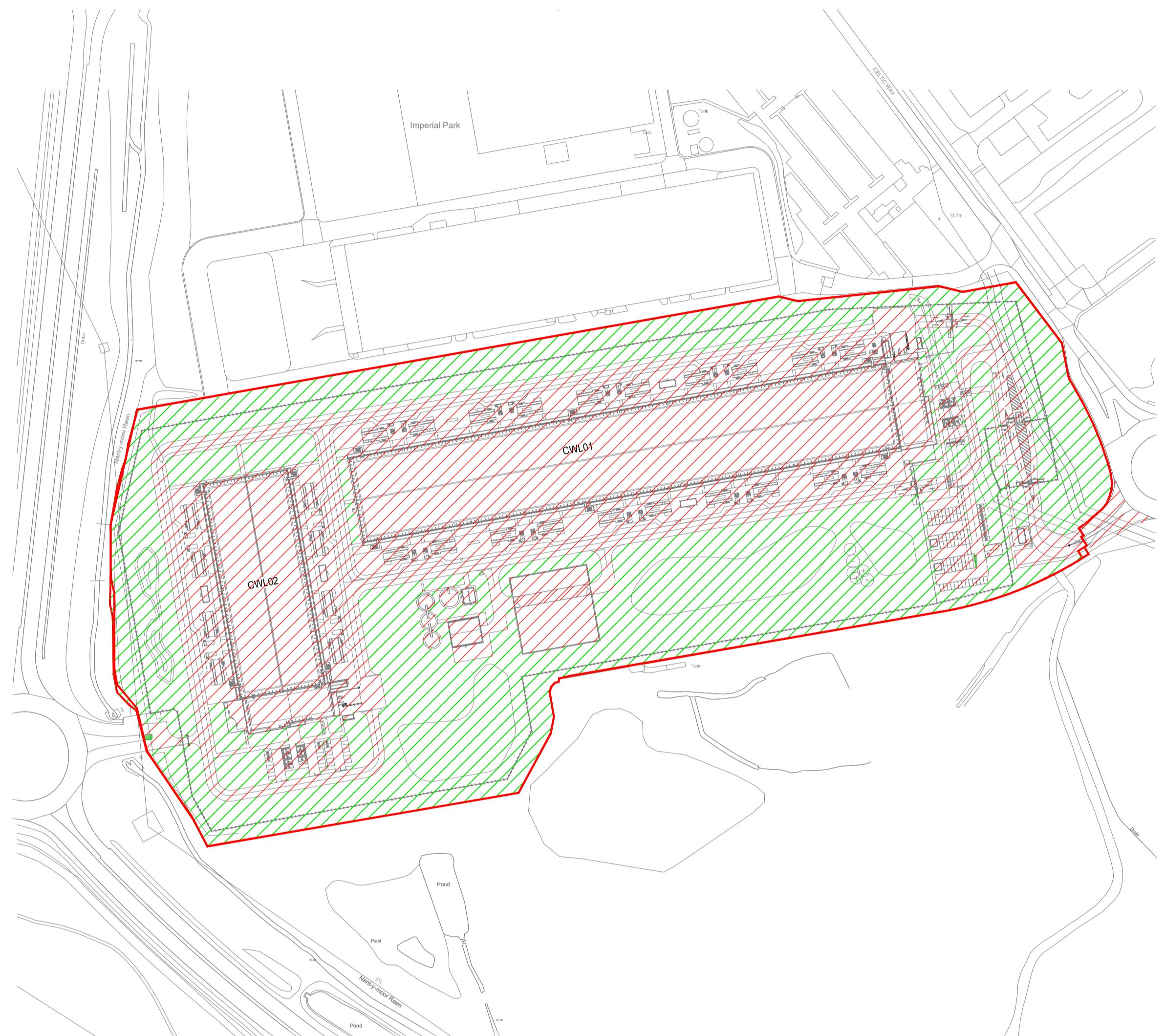
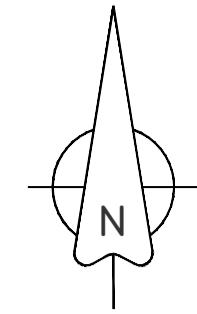


Appendix G – Permeable and Impermeable Areas Plan



EXISTING SITE

TOTAL IMPERMEABLE AREA = 135,143M²
 TOTAL PERMEABLE AREA = 29,945M²
 TOTAL AREA = 165,088M²



PROPOSED SITE

TOTAL IMPERMEABLE AREA = 82913M²
 TOTAL PERMEABLE AREA = 82175M²
 TOTAL AREA = 165,088M²

GENERAL NOTES

1. DO NOT SCALE THIS DRAWING. WORK ONLY TO FIGURED DIMENSIONS.
2. FOR ALL RELEVANT NOTES, REFER TO STRUCTURAL AND CIVIL ENGINEERING PERFORMANCE SPECIFICATION.
3. ANY DISCREPANCIES ARE TO BE REPORTED TO PINNACLE CONSULTING ENGINEERS IMMEDIATELY.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SUB-CONTRACTORS DRAWINGS AND DETAILS.
5. THIS DRAWING IS TO BE PRINTED IN COLOUR.
6. THIS DRAWING IS NOT FOR CONSTRUCTION.
7. EXISTING SITE AND LEVEL INFORMATION TAKEN FROM LASER SURVEYS TOPOGRAPHICAL SURVEY DRAWING REF NO N 1082 DATED 02/06/20.
8. THIS DRAWING HAS BEEN PREPARED USING THE PROPOSED SITE LAYOUT FROM GENSLER DRAWING CWL XX-SK-106 DATED 18/06/21.

LEGEND

- SITE BOUNDARY
- PERMEABLE AREA
- IMPERMEABLE AREA

0 50 100 150 200M
 SCALE 1:2500
 DIMENSIONS IN METRES

P03	FOR PLANNING	DJ	JJ	20.10.23
P02	FOR INFORMATION	SC	JJ	15.08.22
P01	FOR INFORMATION	SC	JJ	05.08.22
REV	DESCRIPTION	BY	CHK	DATE

CLIENT

MSFT

PROJECT
CWL01 & CWL02

DRAWING TITLE
IMPERMEABLE AREAS PLAN

PINNACLE
CONSULTING ENGINEERS

ALCHEMY, BESSEMER ROAD, WATERN GARDEN CITY, HERTS. AL7 1HE. TELEPHONE: 01707 527 630	NORWICH	LONDON	DUBLIN	THE HAGUE
DRAWING STATUS INFORMATION				
SCALE @ A1 1:2500	DATE AUG '22	DRAWN BY SC	CHECKED JJ	
DRG NO. C210420-PIN-XX-XX-DR-C-02330 P03				REF: C210420

Appendix H – Sewer Plan



Dŵr Cymru
Welsh Water

PPA0005772 Sewer Plan



LEGEND(Representative of most common features)

Waste network:	
● Foul chamber	○ Outfall
○ Surface water chamber	● Lamphole
● Combined chamber	- - - Storm Overflow
● Combined sewer overflow	↔ - - - Rising main
● Special purpose chamber	- - - Gravity sewer
■ Treatment works	- - - Private sewer
■ Pumping station	S 104 - - - Private sewer under Sect. 104 adoption agreement
N.B. Sewer symbol colour indicates the type.	— Private Sewer Transfer
RED - Combined	— Lateral Drain
GREEN - Surface Water	— Inspection Chamber
BROWN - Foul	Purple - Former S24 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru (the Company) gives this information as to the position of its underground apparatus by way of general guidance only. The Company accepts no responsibility for any damage caused to its apparatus as a result of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company is based upon the best information available and, in particular, without prejudice to the generality of the foregoing, it is not intended to be a complete record of all the Company's assets. It does not include all the Company's main, service pipe, sewer, lateral drain or disposal man and any associated apparatus laid before 1 September 1989 or, if they so desire, the location of the Company's assets laid before 1 September 1989. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map scale: 1:1250
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NORWICH
Pinnacle House
3 Meridian Way
Norwich
NR7 0TA

01603 327 170

norwich@ukpinnacle.com

WELWYN GARDEN CITY
Alderry
Bessemer Road
Welwyn Garden City
AL7 1HE

01707 627 630

welwyn@ukpinnacle.com

LONDON
The Harley Building
77-79
New Cavendish Street
London W1W 6XB

01707 627 630

london@ukpinnacle.com

DUBLIN
Grosvenor Court
87 Patrick Street
Dun Laoghaire
County Dublin

+353 1231 1041

dublin@ispinnacle.com

FRANKFURT
Große Gallusstraße 16-18
Frankfurt am Main 60311
Deutschland

+49 (0) 176 1736 8887

frankfurt@despinacle.com