



DRAINAGE IMPACT ASSESSMENT

LNT Care Home Development Mendalgief Road Newport

Reference

6375-JPG-XX-XX-RP-D-0622-S2-P03

Date

August 2023

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CONFIDENTIALITY STATEMENT

This report is addressed to and may be relied upon by the following:

LNT Care Developments Ltd
Helios 47
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LS25 2DY

This report has been prepared for the sole use and reliance of the above-named party. This report shall not be relied upon or transferred to any other parties without the express written authorisation of JPG (Leeds) Limited. No responsibility will be accepted where this report is used, either in its entirety or in part, by any other party.

DOCUMENT HISTORY

Revision	Date	Revision Details	Status	Author(s)	Approved
P01	07.08.2024	First Issue	Preliminary	SMS	RMR
P02	13.05.2025	Updated to Suit Development	Preliminary	SMS	RMR
P03	14.05.2025	Updated Drainage Layout	Preliminary	SMS	RMR



1.0 INTRODUCTION

JPG (Leeds) Limited (JPG) has been instructed by LNT Care Developments to prepare a Drainage Impact Assessment for a proposed new 66-bedroom care home and associated carpark. The report will detail the drainage strategy associated with the proposed development.

2.0 THE SITE

2.1 Location

The site is located approximately 3km east of the M4 and 1km southwest of Newport centre. The site forms part of the wider Royal Victoria Court residential estate. The approximate centre of the site is located at NGR ST309869 / ST3090386920.

A location plan is provided in Appendix A.

2.2 Site Description

The site for the new care home is located on the eastern part of the existing residential development. It is irregular in shape and occupies a total area of approximately 0.652 hectares (ha).

The current site is accessed off Mendalgief Road via an existing entrance which is to the east for the development plot.

Existing third-party development lies immediately to the south and west of the site.

Mendalgief Road is located immediately to the southwest of the development plot.

To the north of the site is an existing rail way line.

2.3 Site Topography

The existing site is generally flat with a gradual fall from north to south. The existing levels range between 7.763m A.O.D and 10.574m A.O.D.

A copy of the topographical survey is provided in Appendix B.

3.0 EXISTING DRAINAGE NETWORK

3.1 Watercourses and Land Drainage

There are no known or visible existing water courses or land drainage system located within the site boundary or immediately outside the site adjacent to the boundary.

The River Usk is located approximately 1.00 km to the east of the site.



There is no direct access to these watercourses from the site without passing through third party.

3.2 Public Sewer Network

Sewer records obtained from Welsh Water, along with drainage design information from the adjacent development (by Cambria), indicate the presence of two sewer connection stubs located within the public open space (POS) area at the southern end of the site. Although these stubs are technically outside the red-line boundary, they remain accessible for connection.

The Cambria drawings show:

- A 150mm dia. surface water stub at an invert level of 6.883m.
- A 150mm dia. foul water stub at an invert level of 6.646m.

These positions are noted as “installed positions to be confirmed” due to the presence of a stockpile at the time of survey. However, a later topographical survey by Quickdraw confirms updated inverts of:

- 6.940m (SW - 150mm dia.)
- 6.560m (FW - 150mm dia.)

In addition, the previous note regarding a foul water rising main remains relevant. It runs along the western and northern boundaries of the site, providing discharge for the adjacent housing development into the combined system.

It is also important to note that the legislation introduced on 1 October 2011 transferred ownership and maintenance responsibility of most shared and external sewers to the statutory water companies. As a result, some public sewers may not yet be shown on the current records.

An extract from the updated Welsh Water sewer record plan is provided in Appendix C.

The relevant Cambria drainage arrangement has been included in Appendix D.

4.0 DEVELOPMENT PROPOSALS

It is proposed to construct a new care home comprising approximately 66 bedrooms within the footprint of a recently developed residential scheme.

The proposed development layout is shown on the LNT Construction drawing NP20 2NW - CP-10, titled “WIP Site Plan”, dated April 2025, and included in Appendix E.



5.0 PROPOSED SURFACE WATER DRAINAGE

5.1 Proposed Surface Water Drainage & Disposal Hierarchy

The proposed on-site plot drainage will consist of a separate surface and foul water drainage system and will remain in private ownership. Any off-site infrastructure drainage maybe put forward to the local Water Company (Welsh Water) for adoption via a Section 104 agreement should the developer want to go down this route and the design meets with the Water Company criteria.

SuDS features employed as part of the drainage infrastructure on the development will be maintained by either the Water Company, Local Authority or private management company.

The features could be either adopted or remain private and further discussion at detailed design will be required with the various stakeholders to agree and establish the maintenance strategy.

The adoption/maintenance of SuDS features are outside the scope of this report.

The LLFA, Newport Council, have been consulted regarding the proposed discharge methods. However, at the time of writing this report, JPG have not received any feedback.

The following assessment summarises the disposal of surface water from the site.

As detailed in Building regulation Document H the hierarchy for surface water drainage disposal is as follows:

- Discharge to ground (infiltration).
- Discharge to a surface water body (Land drainage Ditch, Water Body or Watercourse).
- Discharge to a surface water sewer.
- Discharge to a combined water sewer.
- Discharge to a foul water sewer.

All options for the disposal of the surface water have been considered in accordance with current legislation, recommendation, and good practice. Refer to Section 5.3 of this report for more details.

Operation and maintenance of the proposed drainage system is covered in a separate report reference 6375-JPG-XX-XX-RP-D-0601 Drainage Maintenance and Management Plan (DMMP). This report should be read in conjunction with the Drainage Impact Assessment Report.



5.2 Sustainable Urban Drainage Systems (SuDS)

Sustainable Urban Drainage System (SuDS) may be used in conjunction with conventional drainage systems to improve water quality as well as manage surface water discharge. Incorporation of SuDS should be considered at an early design stage of the project.

National and local guidance require developers to consider the utilisation of SuDS features as part of new development. This is to be detailed under a SuDS Approving Body (SAB) application.

At the time of writing this report, JPG does not have access to ground investigation or infiltration test results. However, based on existing drainage information for adjacent properties and British Geological Society borehole records, it is assumed that infiltration will not be suitable for the proposed development. The nearest boreholes to the site, located 0.40km south, indicate firm clay ground strata, which is unsuitable for infiltration.

A copy of local borehole records can be found in Appendix F.

Given the requirement to consider SuDS drainage features and the unsuitability of infiltration drainage methods at the site, the following audit has been conducted to evaluate the suitability of SuDS features/systems for the proposed development.

While the audit outlines drainage features that could be considered ultimately the proposed layout and levels of the development will dictate what can be reasonably incorporated.

Site specific SuDS Audit below:

Drainage Method	Description/Suitability	Proposal/Feasibility
1. Infiltration.	Site ground conditions unsuitable for infiltration.	Not Applicable.
2. Ponds and wetlands.	May be utilised – subject to detailed design.	Applicable (non-infiltration method).
3. Infiltration Basins.	Site ground conditions unsuitable for infiltration.	Not Applicable
4. Detention Basins.	May be utilised – subject to detailed design.	Applicable (non-infiltration method).
5. Swale.	May be utilised – subject to detailed design.	Applicable (non-infiltration method).
6. French/Filter drain.	May be utilised to convey water.	Applicable (non-infiltration method).
7. Pervious/Permeable Pavement.	May be utilised - subject to detailed design.	Applicable (non-infiltration method).
8. Geocellular Systems/Tank systems.	May be utilised – subject to detailed design.	Applicable.
9. Oversized pipes.	May be used as surface water attenuation.	Applicable.
10. Box culverts.	May be used as surface water attenuation.	Applicable.
11. Proprietary tanks systems.	May be used as surface water attenuation.	Applicable.



5.3 Surface Water Drainage

h Water has been consulted via their pre-planning enquiry service. Their response, included in Appendix G, confirms that the developer must explore and fully exhaust all surface water disposal options in line with this hierarchy.

Sewer record drawings provided by Welsh Water are included in Appendix C.

As previously noted, infiltration was considered unlikely. This has now been confirmed by the findings of the site-specific ground investigation undertaken by Lithos Consulting (report ref. 5088/1, January 2025). The report concludes that soakaways are not a viable surface water disposal method due to the site's underlying cohesive tidal flat deposits and shallow groundwater, which inhibit infiltration.

In line with the drainage hierarchy, discharge to a watercourse was next considered; however, no suitable watercourses or land drainage systems exist in the vicinity of the site.

Accordingly, the most feasible point of discharge for surface water from the development is into the 150mm diameter surface water stub located within the public open space (POS) area to the south of the site, as indicated on the drainage drawings prepared for the adjacent development. Although the stub lies outside the site boundary, it remains accessible and has a confirmed invert level of 6.940m, based on a recent topographical survey by Quickdraw.

Informed by the findings of the Lithos ground investigation (report ref. 5088/1), potential consolidation settlement of up to 30mm has been identified due to soft underlying soils and proposed site regrading. Accordingly, surface water pipework has been laid with steeper gradients where possible to accommodate any post-construction settlement and maintain self-cleansing and effective drainage performance.

5.4 Runoff and Restricted Discharge

The proposed site of the new car park is currently undeveloped and is believed to comprise of spoil heaps.

A greenfield surface water runoff rate has been calculated for the site. The pre-development greenfield runoff rate must be calculated only from the post development impermeable and drained areas and NOT the whole site.

To support any existing site run-off assessment, a topographic survey shall be provided.

The topographical survey is in Appendix B.

The assessment of pre-development greenfield runoff shall be based on either the IH 124, ICP-SuDS or FEH 2013 method.



For sites less than 1 ha, then a maximum allowable discharge rate of 2.5 l/s shall be applied for all storms up to the 1% AEP (1 in 100) + CC storm event. For larger sites, the above criteria can be adopted.

For all Major development, to minimise any increase in flood volumes off site, the peak flow rate shall be capped at Qbar to conform to the requirement for no increase of the 1% AEP (100 year) 6-hour event volume.

The proposed development plot impermeable area is 0.238 Ha. The proposed impermeable area plan 6091-JPG-ZZ-ZZ-R-D-1450 is in **Appendix H**.

Greenfield run off has been calculated using the ICP-SUD methodology and generated a discharge rate of QBAR 2.7 l/s per Ha.

The ICP-SUDs calculation is shown below:

Method
☒ ICP SUDS
☐ IH 124

Area (ha)

SAAR (mm)

Soil

Region

Additional Options

Urban

Return Period (years)

Growth Curve

Region	QBAR Rural (L/s)	QBAR Urban (L/s)	Q 100 (years) (L/s)	Q 1 (years) (L/s)	Q 30 (years) (L/s)	Q 100 (years) (L/s)
Region 9	2.7	2.7	6.0	2.4	4.8	6.0

The surface water discharge rate has been set at 3.5l/s to ensure efficient and reliable operation of the proposed pump, which serves as the flow control device. This rate has been selected to meet SuDS best practice while aligning with the pump's performance characteristics and ensuring consistent discharge to the receiving drainage system.

Refer to Section 5.6 of this report, which will provide further detail on the proposed restricted discharge rate.



5.5 Climate Change Allowance

As part of the SuDS Approving Body application, it is a requirement to provide climate change allowance in a 1 in 100-year storm event. As the hydraulic model is using the FSR rainfall theory, it is advised that a 50% climate change allowance is used during calculations.

5.6 Surface Water Attenuation

Due to the restricted discharge on-plot surface water attenuation will be required.

Based on the assumed discharge rate, proposed impermeable areas and allowance for climate change, the following attenuation volumes have been calculated using Info drainage design software.

The Design Parameters for the proposed care home are below:

- Rainfall FSR.
- Proposed Impermeable area = 0.238ha.
- Pipe capacity discharge rate = 3.50 l/s.
- Uplift for climate change 50%.

The following surface water attenuation volumes have been calculated and are detailed below:

- 1:100 Year Return Period (+50% cc) = 236m³.

The proposed on-site drainage system shall be designed in accordance with the requirements of Codes for Adoption, Sewers for Adoption, national non-statutory technical SuDS standards, British Standards and Building Regulations and industry best practice and shall demonstrate that:

- No surcharge of pipes occurs in the 1 in 2-year rainfall event.
- No surface flooding occurs in 1 in 30-year rainfall event.
- No flooding to buildings and adjacent properties occurs in 1 in 100-year rainfall event (including an allowance of for the effects of future climate change), as defined in NPPF Technical Guidance. The climate change allowance shall be 50%.

The drainage system will be a gravity system via pipes and manholes to the attenuation tank and flow controlled by a package pump system.

Surface water from the proposed development is to be pumped to a new on-plot surface water manhole, which will discharge via the existing 150mm diameter surface water stub located within the adjacent public open space (POS) area at the southern boundary of the site. This stub forms part of the surface water drainage network serving the adjacent development.



Surface water attenuation will be provided within a below-ground geocellular crate tank system, designed to accommodate the required volume for the critical storm events in accordance with greenfield runoff rate requirements.

In addition, a Type C permeable paving system, designed in accordance with CIRIA C753, will be installed within the car park area. This SuDS feature will:

- Collect runoff directly from the surface.
- Provide primary treatment through filtration.
- Convey flows to the piped network for attenuation.

Restricted discharge will be achieved via a package pumping station limiting flow to the required discharge rate.

A copy of the Surface Water Drainage strategy has been included in Appendix I and the Hydraulic Calculations are included in Appendix J.

5.7 Water Quality and Pollution Control

It is a requirement to ensure that the quality of any receiving water body is not adversely affected by the development.

Both SuDS and proprietary treatment systems can be incorporated into the drainage design to assist with cleaning of the surface water runoff.

Clean roof water drainage will discharge directly into the sealed drainage network (i.e., not via gullies) and will then discharge into the off-site private drainage network. Treatment will be provided in the SuDS features located in the private drainage system.

Runoff from the parking areas will be routed through an appropriately designed permeable paving system, including a granular sub-base, to provide primary treatment of surface water prior to its discharge off-site.

The pollution hazard level of surface water runoff from the development is detailed in Chapter 26 of the SuDS Manual.

The proposed development site is classified as low risk according to Table 26.2 of the CIRIA SuDS Manual.

Table 26.3 of the CIRIA SuDS Manual details SuDS mitigation indices for Total Suspended Solids (TSS), metals and hydrocarbons for a range of SuDS devices.



The pollution hazard indices for the development have been compared against the mitigation indices of the proposed SuDS devices and are tabulated below.

Pollution Hazard Indices and SuDS mitigation is as follows:

Residential Carparking

	TSS	Metals	Hydrocarbons
Hazard Indices Low.	0.50	0.40	0.40
1st Mitigation Permeable Paving.	0.70	0.60	0.70
Total Mitigation.	0.70	0.60	0.60

The SuDS Mitigation Indices has been included within Appendix K.

5.8 Exceedance Event

For storm events above the design event of 1 in 100-year event plus climate change run off would be managed so that it would not affect the existing buildings and third-party property.

The surface water network and attenuation have been designed to contain all surface water without flooding. However, precautions have been made for events exceeding the design criteria. The design has been produced to ensure flows are to be kept on-site as to not increase flood risk to adjacent plots or the highway.

A Drainage Overland Flow Plan drawing 6375-JPG-ZZ-ZZ-DR-D-1455 has been produced to demonstrate the flood routing.

A copy of the overland flow plan is in Appendix L.

5.9 Foul Water Drainage

On-plot foul water drainage will be conveyed in a separate system from the surface water drainage. The foul flows will discharge by gravity to the existing 150mm diameter foul water stub located within the adjacent public open space area at the southern boundary of the site. This stub forms part of the existing foul water drainage system serving the adjacent development.

Welsh Water have been consulted through their pre-planning enquiry service and confirmed that a gravity connection to the local network is acceptable, provided all discharge options are fully explored in line with national drainage policy.

Based on findings from the site-specific ground investigation (Lithos report ref. 5088/1, January 2025), ground consolidation settlement of up to 30mm could occur because of site regrading. To account for this potential movement, foul water drainage runs have been designed with steeper pipe gradients than the minimum recommended values. This ensures that adequate fall and flow performance is maintained even in the event of post-construction settlement.



The proposed foul water drainage layout reflecting this strategy is included in Appendix M of this report.

6.0 CONCLUSIONS

The report has been prepared to assess the drainage impact for a proposed development for a new care home development located off Mendalgeif Road, Newport.

This report shall be read in conjunction with the corresponding drainage Maintenance and Management Plan 6375-JPG-XX-XX-RP-D-0601.

The on-site private surface water drainage system will be design and constructed in accordance with Building Regulations, all national and local standards and best practice.

Hierarchy for discharge of surface water has been considered as detailed in building regulations document H3. Consideration should firstly be given to soakaway, infiltration, watercourse, and sewer in that priority order.

The LLFA has not confirmed the preferred method of discharge, although infiltration drainage techniques will unlikely be suitable on this site due to the topography and adjacent drainage systems.

There are no watercourses or land drainage systems in the vicinity of the site for direct connection.

As such, the most feasible means of surface water disposal is via the existing 150mm diameter surface water stub located within the adjacent public open space at the southern boundary of the site. This stub forms part of the approved drainage system for the adjacent development.

Foul water will be conveyed through a separate drainage system within the development plot and will also discharge by gravity to a 150mm diameter foul water stub within the POS, which connects to the wider public sewer network.

Restricted discharge rate has been calculated at 3.50 l/s.

Attenuation storage will be provided on-site within the provided geocellular create tank system, refer to the strategy drawing.

Proposed allowance for climate change for this development is 50%, in relation to the SAB's requirements.

The reports supporting calculations and drawings provide a robust case for justifying the means of surface water drainage and that the site can be suitably, safely, and sustainably drained.

Overall, this report demonstrates that the surface water drainage systems reasonable and acceptable for the proposed development.



Appendix A Site Location Plan



SITE LOCATION
SCALE 1:1250

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DO NOT SCALE (A1)

NOTES

GENERAL NOTES

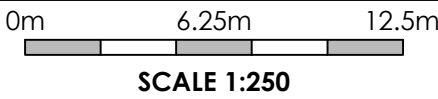
1. ALL MATERIALS AND WORKMANSHIP IS TO COMPLY WITH JPG CONSULTANTS STANDARD SPECIFICATION & ALL RELEVANT BRITISH & EUROPEAN STANDARDS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, M & E CONSULTANTS AND JPG CONSULTANTS DRAWINGS.
3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO COMMENCEMENT OF WORKS.

SITE ADDRESS
MENDALGIEF ROAD, NEWPORT,
NP20 2NW

APPROXIMATE CO-ORDINATES
ORDINANCE SURVEY
EASTINGS 330903, NORTHINGS 186920

NATIONAL GRID
SJ309869 / SJ3090386920

SITE AREA
TOTAL SITE AREA = 4892.357m²/0.689Ha



P01	ISSUED FOR INFORMATION	03.06.24		SMS
REV	DESCRIPTION	DATE	CHK	BY
Project MANDALGIEF ROAD NEWPORT				
Drawing Title SITE LOCATION PLAN				
INFORMATION				
 www.jpg.group E admin@jpg.group T +44 (0)113 263 1155				
6375-JPG-ZZ-ZZ-DR-C-1001			S2	P01



Appendix B Topographic Survey

Quickdraw Surveys Ltd, 58 Mavis Drive
Coppull, Lancashire, PR7 5AF

Telephone: 01257 795111

E-mail: admin@QuickdrawSurveys.co.uk
Web Site: www.QuickdrawSurveys.co.uk

Notes:

The survey has been related to the Ordnance Survey National Grid
and level datum using Leica GPS SmartNet data.

The extent of tree canopies and tree bole sizes are estimated.

Only features that are accessible/visible at the time of survey can be detailed.

There are no guarantees offered on the drainage information supplied.

Before commencing works please check important dimensions on-site.

Should there be any discrepancies, inconsistencies, omissions or queries
please contact Quickdraw Surveys Ltd as soon as possible for a resolution.

Abbreviations:

Topographical Surveys

BT	British Telecom Cover	FPR	Post & Rail	RS	Road Sign
Bin	Litter Bin	FWW	Post & Wire	RWP	Rain water pipe
BS	Bus Stop	FSF	Safety Barrier	SV	Stop Valve
BT	British Telecom Cover	FWM	Wire Mesh	Stoy	Cable Stay
CPS	Conc Paving Slabs	FT	Floodlight	TB	Telephone Box
CTV	Cable Television Cover	FP	Flagpole	TL	Traffic Light
Elec	Electric Cover	G	Gully	TP	Telegraph Pole
EP	Electric Pole	GV	Gate Valve	VP	Vent Pipe
ER	Earning Rod	Hyd	Hydrant	WM	Water Meter
Fence	Mixed Fencing	IC	Inspection Cover	WO	Water Outlet
FEW	Barbed Wire	JB	Junction box	UTL	Unable to Lift
FCB	Close Board	KO	Kerb Outlet		
FCI	Corrugated Iron	LB	Litter Box		
FCL	Chain Link	LP	Lamp Post		
FCP	Conc Panel	Mkr	Utility marker		
F(DL)	Displaced Fence	PM	Parking Meter		
FR	Iron Railings	P	Post		
FOB	Open Board	RE	Rodding Eye		
PCD	Post & Chain	RNP	Road Name Plate		
ALev	Arch Level	ILev	Invert Level	ThLev	Threshold Level
BLev	Bed Level	PLev	Parapet Level	Top	Top of Fence Level
CLev	Cover Level	RLev	Ridge Level	ToW	Top of Wall Level
ELev	Eaves Level	SLev	Soft Level	WL	Water Level

Station Co-ordinates:

Station	Easting	Northing	Level
STN1	330899.401	186984.691	8.254
STN2	330878.450	186959.882	11.447
STN3	330946.046	186919.099	11.817
STN4	330954.790	186928.718	12.781
STNA	330962.885	186892.613	10.982
STNB	330956.849	186880.157	10.549
STNC	330899.753	186865.697	10.433

A0 Plot @ 1:250

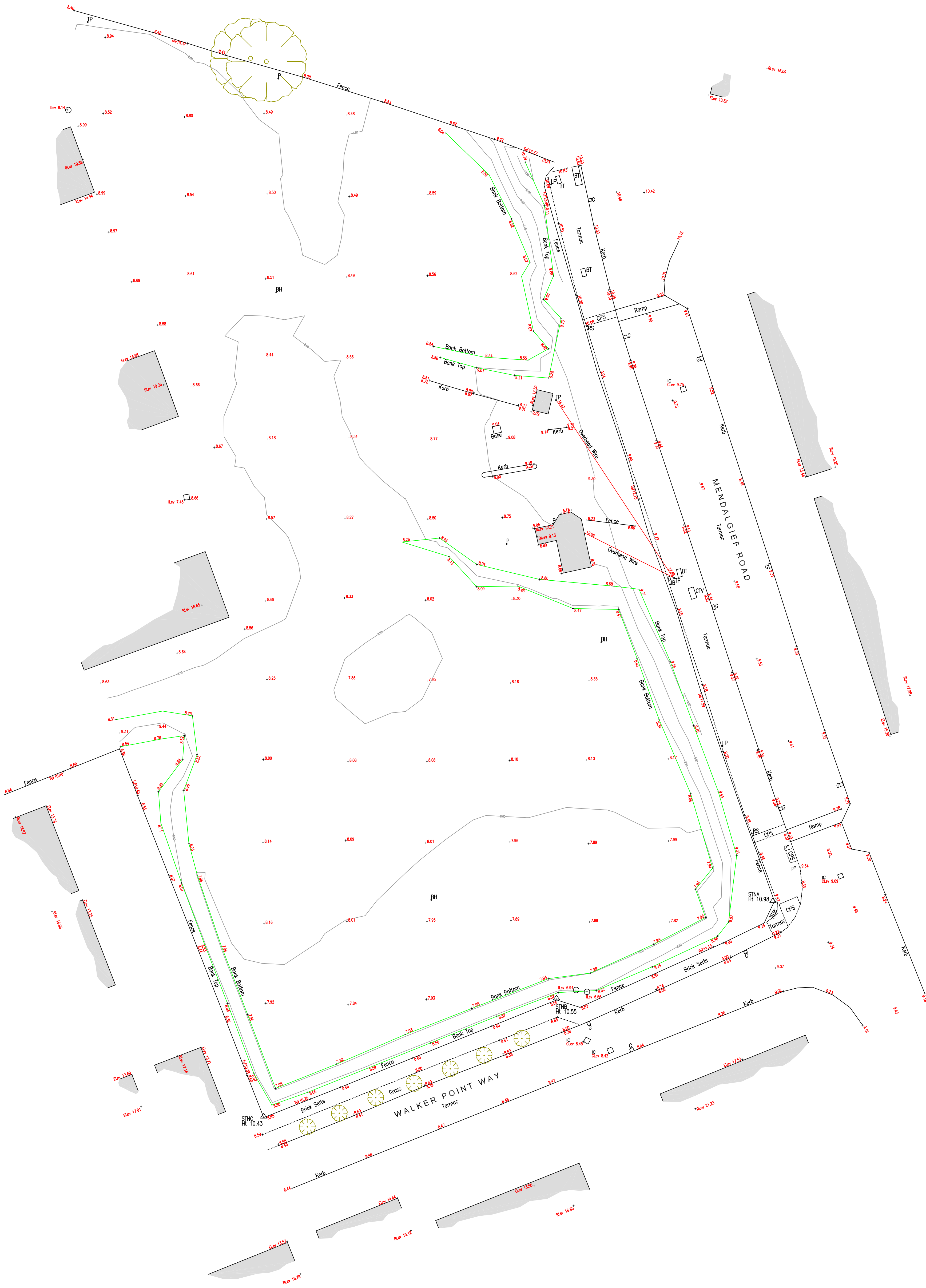
Client LNT Construction Ltd.

Date March 2025

Project Topographical Survey
Royal Victoria Court, Mendalgief Road,
Newport, NP20 2NW.

Scale 1:250

Drawing Number QDS/ 350/1404/TOP Revision A



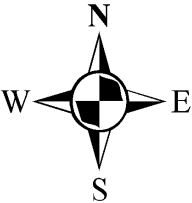


Appendix C Welsh Water Sewer Record Plans



Dŵr Cymru
Welsh Water

Land at Royal Victoria Court Mendalgief Road
Newport NP20 2NW



LEGEND(Representative of most common features)

Waste network:			
Foul chamber	Surface water chamber	Outfall	LH
Combined chamber	Combined sewer overflow	Storm Overflow	Rising main
Special purpose chamber	Private sewer	Private sewer subject to Sect. 104 adoption agreement	Private Sewer Transfer
Treatment works	S 104	Lateral Drain	Inspection Chamber
Pumping station			
NB: Sewer symbol colour indicates the type.			
RED	- Combined		
GREEN	- Surface Water		
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

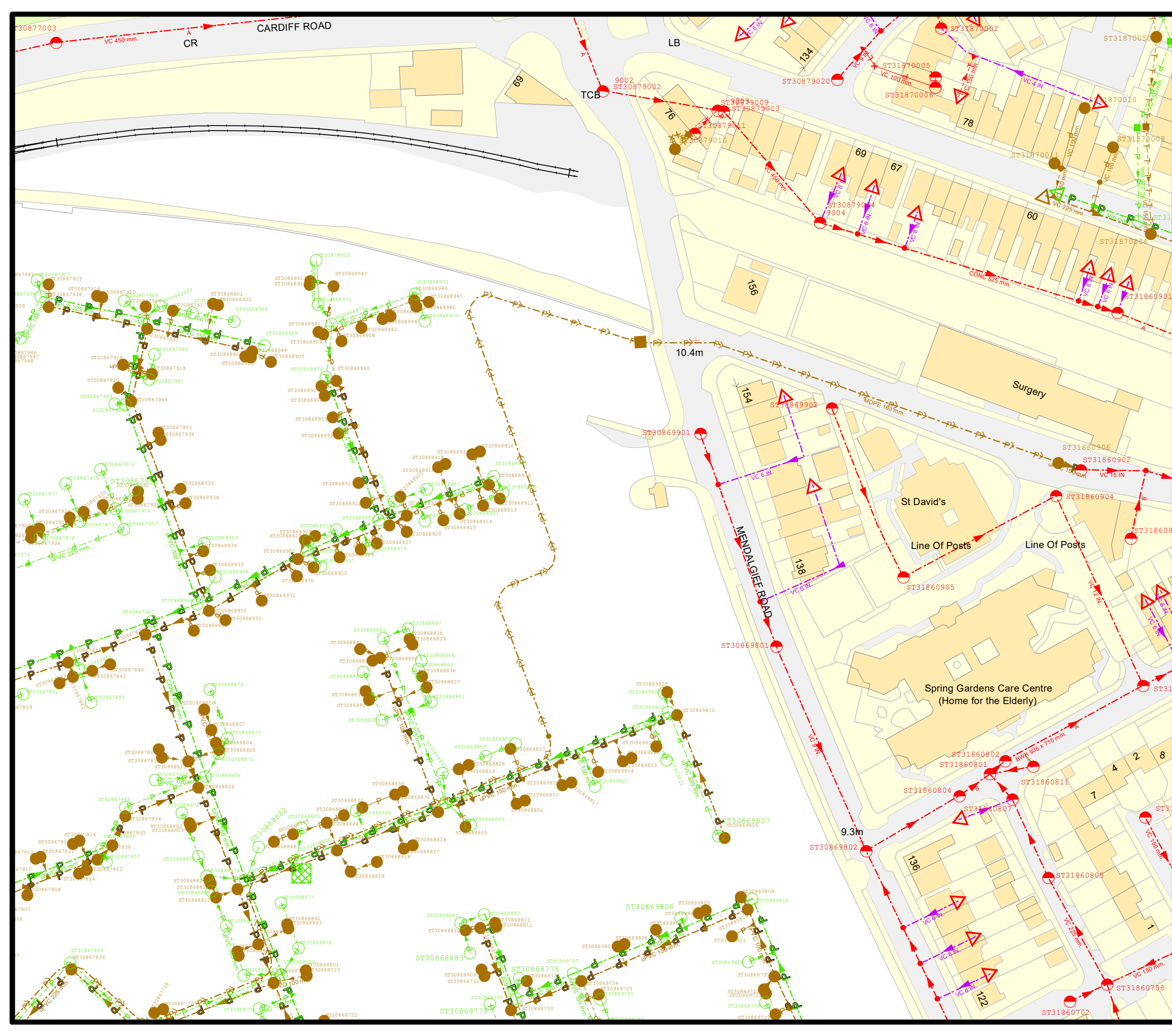
Dŵr Cymru Cyfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations 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 done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. 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 Ref: 330918,186930
Map scale: 1:1000
Printed by: Zara Howells
Printed on: 16 Apr 2024





Appendix D Adjacent Cambria Drainage Arrangement