

Flood Consequences Assessment

Project: Llanwern Parcel 4C SMH

Subject: Flood Consequences Assessment

Client:	St. Modwen Homes	Version:	P0
Project No:	06182	Author:	CE
Date:	27/06/2025	Approved:	AN

I Introduction

- 1.1.1 PJA has been commissioned by St. Modwen Homes to undertake a Flood Consequence Assessment ('FCA') in support of an application for full planning permission for a swale within part of a wider residential-led development at Glan Llyn or Llanwern Regeneration site (outline planning permission ref. 06/0471). This FCA sets out an assessment of flood risk to demonstrate that the proposed swale can be achieved within an acceptable risk of flooding and takes into account the recommendations of Technical Advice Note (TAN) 15 – Development, Flooding and Coastal Erosion (Welsh Government, 2025) in accordance with Planning Policy Wales.

2 Wider Development and Planning Context

2.1 Wider Development Context

- 2.1.1 The wider Glan Llyn development site, within which the proposed swale is located, comprises previously developed land which previously occupied by TATA steelworks. The wider site is now referred to as the Glan Llyn / Llanwern redevelopment and the proposals involve the construction of circa 4,000 housing units and 40ha of employment use area, in addition to other uses. Approximately 40% of the Glan Llyn site, along with strategic drainage and highway infrastructure, has been built under planning permission 06/0471
- 2.1.2 The proposed swale is located towards the centre of the wider development site as shown in Figure 1.

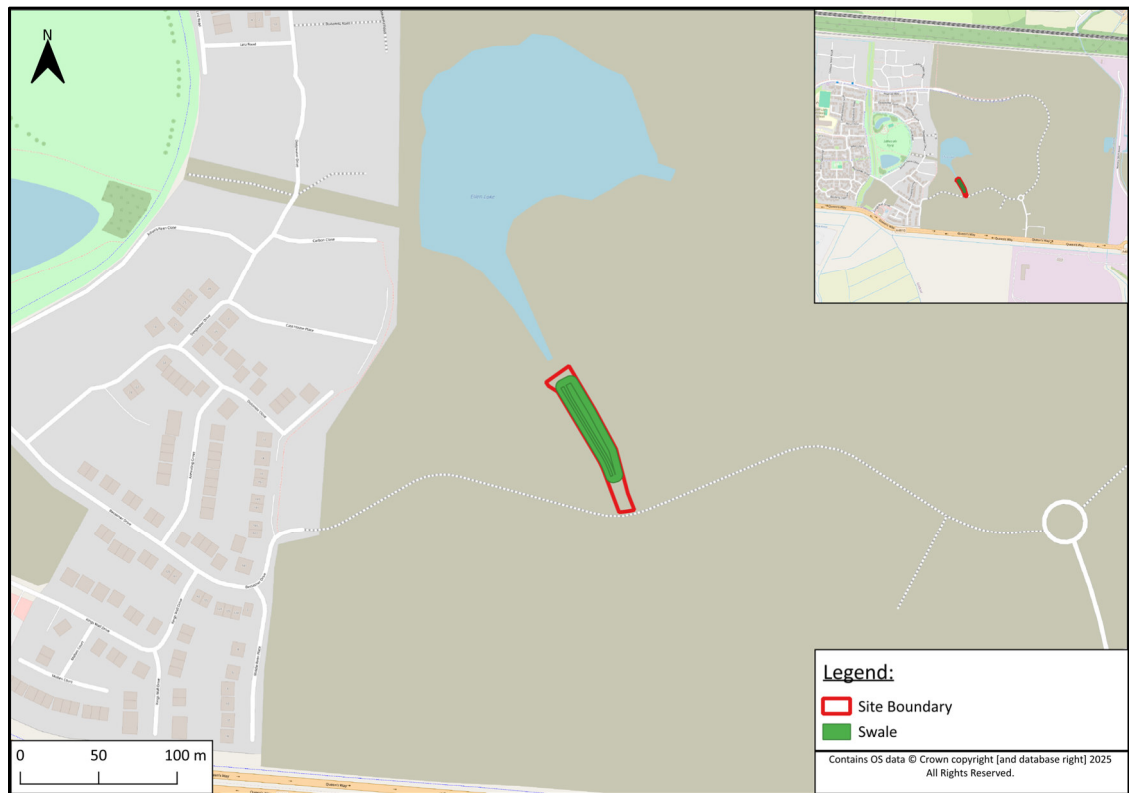


Figure 1: Site Location Plan

2.2 Planning Context

- 2.2.1 An FCA for the wider proposed development was produced by Halcrow, titled 'Llanwern Regeneration Site FCA' (December 2005), and was submitted in support of the outline planning application under planning reference 06/0471. An FCA for the wider proposed development was produced by Halcrow 'Llanwern Regeneration Site FCA' December 2005 and was submitted to support the outline planning permission under planning reference 06/0471. A further FCA Addendum was submitted in November 2010 presenting the findings of a site-specific hydraulic modelling study of the Glan Llyn site and subsequent on site mitigation measures required to ensure the proposed development did not have an impact on third party land whilst ensuring the development remained safe from flood risk. The proposed development was then submitted and approved for outline planning permission in 2010 under planning reference 06/0471.
- 2.2.2 This outline planning permission was due to expire in April 2025. To ensure it remained extant, a Section 73 application (Planning Ref. 06/0471) was submitted in October 2024 to vary the condition relating to the time limit for implementation.

- 2.2.3 This FCA is specific to the proposed swale associated with this application and is supplementary to the previous FCA (Halcrow, Dec 2005) and FCA Addendum (Halcrow, Nov 2010) approved in 2010. The previous FCA and associated addendum should be referred to for an assessment of the flood risk to the wider proposed development.

3 Development Proposals

- 3.1.1 The proposed development comprises a swale which attenuates and conveys runoff largely from the highway area of the development Parcel 4C adjacent to it. The swale provides interception mitigation against the first 5mm of rainfall. A catchment plan illustrating the swale and the wider SuDS network of which the swale forms a part of, is provided within Appendix A. The swale helps to ensure that the drainage network serving development Parcel 4C achieves the necessary SAB requirements.
- 3.1.2 The footprint of the Site is approximately 1285m² which will also deliver a landscape scheme enhancing the ecological value of the Site with additional tree planting and wildflower meadow grassland. This will also strengthen the green infrastructure connectivity through the wider development site.
- 3.1.3 Planning Policy Wales states via TAN 15, that the level of detail to be included within an FCA should be proportionate to the nature of the proposed development and its location. Accordingly, the level of flood risk assessment provided for the proposed swale is considered to be proportionate to the scale and nature of the proposal and consistent with national planning policy requirements.

4 Assessment of Risk

4.1 Assessment of Flood Risk Resources

- 4.1.1 There are two main resources made available in Wales to enable an assessment of flood risk. These are the publicly available Flood Map for Planning and the Flood Risk Assessment Wales map. Together these maps make up the Wales Flood Map.
- 4.1.2 As per Natural Resources Wales (NRW) guidance, the Flood Map for Planning should be used to inform development planning, as the Flood Risk Assessment Wales map has no official status for planning purposes. This is due to the Flood Risk Assessment Wales map only providing an illustration of present day, defended flood risk, without considering the impact of climate change.

- 4.1.3 As such and owing to the nature of the proposals for this application, only the Flood Map for Planning has been consulted to assess the risk of flooding to the proposed development for this FCA.

4.2 National Policy

- 4.2.1 Planning Policy Wales (Edition 12, February 2024) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities on both development plan making and decision-making in the determination of planning applications through their development management functions. Technical Advice Notes (TANs) supplement the policy principles of Planning Policy Wales and add more detail on how a range of issues might affect development potential of a site.
- 4.2.2 The TAN specific to providing guidance which supplements policies set out in Planning Policy Wales in relation to flooding and coastal erosion is “*TAN15: Development, Flooding and Coastal Erosion (TAN15)*” published in March 2025. TAN15 provides a framework for assessing the flood risks from rivers, the sea and surface water, and the risk of coastal erosion as well as giving advice on the consequences of the risks and adapting to and living with flood risk.

4.3 Flood Map for Planning

- 4.3.1 NRW prepare and maintain the Flood Map for Planning for Wales (May 2025) which supports the Welsh National Planning Policy TAN15. The Flood Map for Planning illustrates the risk of flooding across Wales from a number of sources including rivers, seas, surface water and small watercourses, and reservoirs.
- 4.3.2 The Flood Map for Planning also illustrates TAN15 Defended Zones, which show where areas are defended from Rivers, Seas or Rivers and Seas and the risk of flooding to these areas is therefore considered residual.
- 4.3.3 The proposed development is shown to be located within a TAN15 Defended Zone in relation to flooding from the sea, refer to Figure 2. An embankment (Goldcliff Sea Defences) along the shoreline of the Severn Estuary is indicated to protect the Site from flooding from the sea has a standard of protection up to a 1 in 200 year event. As such, despite the Site being located within Flood Zone 3 for sea flooding on the Flood Map for Planning, aligned the Severn Estuary, the overall risk from this source to the Site is considered to be residual.
- 4.3.4 Further analysis of the benefits provided by the flood defences along the Severn Estuary shoreline — and the resulting reduction in flood risk to the wider site — was undertaken as part of the FCA produced by Halcrow in December 2005 (Planning Reference 06/741).

- 4.3.5 The Surface Water and Small Watercourses risk mapping provided as part of the Flood Map for Planning indicates a localised area of flooding within Flood Zone 2 is shown cover a small part of the Site and its western boundary, Figure 3. This flooding is aligned to a topographical depression, owing to the localised nature of the flooding presented. As such the flooding from this source is considered to pose a low risk to the development.
- 4.3.6 The Site is not shown to be at risk of flooding from rivers or reservoirs.
- 4.3.7 In light of these findings, it is considered that the proposed swale would not result in an increase in flood risk elsewhere.



Figure 2: NRW Flood Map for Planning Risk of Flooding from the Sea and Areas Benefitting from Flood Defences

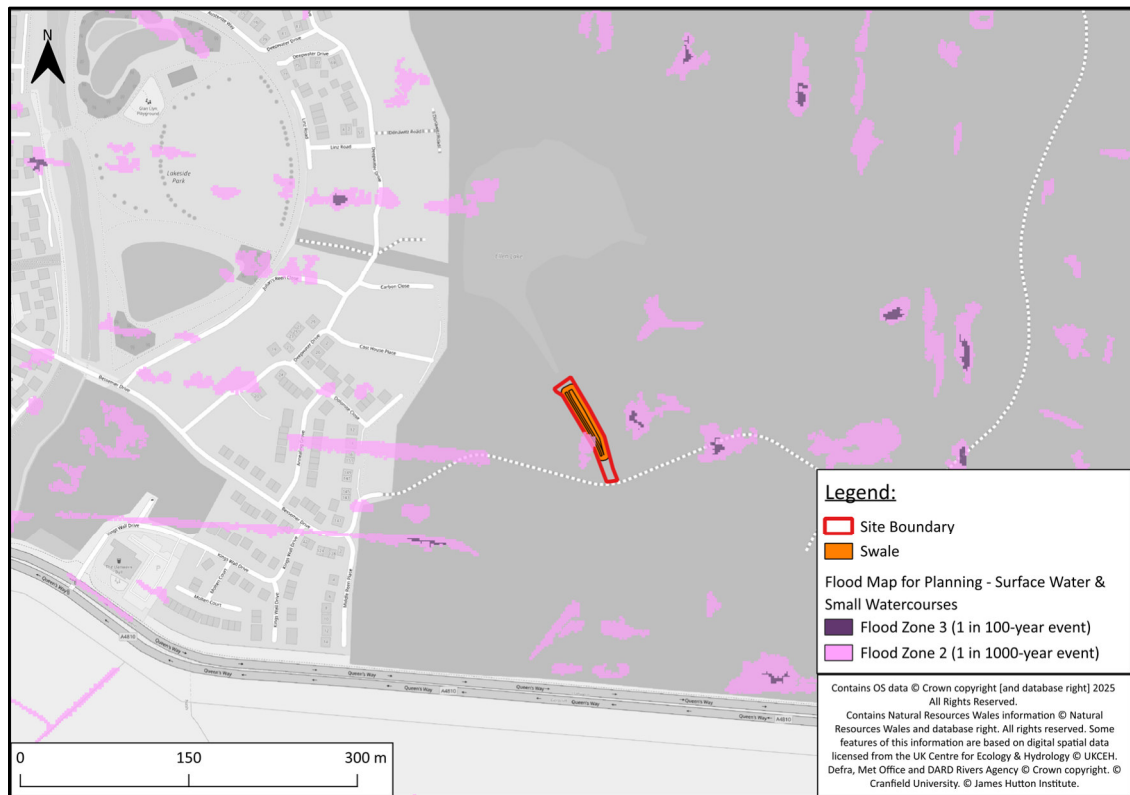


Figure 3: NRW Flood Map for Planning Risk of Flooding from Surface Water and Small Watercourses

5 Conclusion

- 5.1.1 PJA has been commissioned by St. Modwen Homes to undertake a Flood Consequence Assessment ('FCA') in support of an application for full planning permission for a swale within part of a wider residential-led development at Glan Llyn development site or Llanwern Regeneration site (outline planning permission ref. 06/0471).
- 5.1.2 This FCA sets out an assessment of flood risk to demonstrate that the proposed swale can be achieved within an acceptable risk of flooding and takes into account the recommendations of Technical Advice Note (TAN) 15 – Development, Flooding and Coastal Erosion (Welsh Government, 2025) in accordance with Planning Policy Wales.
- 5.1.3 The proposed swale will attenuate and convey runoff largely from the highway area of the development Parcel 4C adjacent to it. The swale provides interception mitigation against the first 5mm of rainfall.

- 5.1.4 The risk of flooding to and from the proposed swale serving runoff from Parcel 4C, forming part of a larger development site, has been assessed proportionately to the scale of the swale itself.
- 5.1.5 The Flood Map for Planning indicates the swale is at low risk of flooding from all sources.
- 5.1.6 The swale is not considered to result in an increased risk of flooding elsewhere.

6 **Limitations**

6.1 **Purpose**

- 6.1.1 This document has been prepared for St. Modwen Homes for their sole and specific use.
- 6.1.2 PJA Environment Ltd. accepts no responsibility or liability for any use that is made of this document other than by St. Modwen Homes for the purposes for which it was originally commissioned and prepared.
- 6.1.3 The conclusions and recommendations contained herein are limited by the availability of background information and the planned use for the site.
- 6.1.4 Third party information has been used in the preparation of this report, which PJA Environment Ltd, by necessity assumes is correct at the time of writing. Whilst all reasonable checks have been made on data sources and the accuracy of the data, PJA Environment Ltd accepts no liability for same.
- 6.1.5 PJA Environment Ltd. Has no liability regarding the use of this report except St. Modwen Homes.

6.2 **CDM**

- 6.2.1 The revised Construction (Design and Management) Regulations 2015 (CDM Regulations) came into force on April 2015 to update certain duties on all parties involved in a construction project, including those promoting the development. One of the designer's responsibilities under clause 9 (1) is to ensure that the client organisation, in this instance St. Modwen Homes, is made aware of their duties under the CDM Regulations.

6.3 **Copyright**

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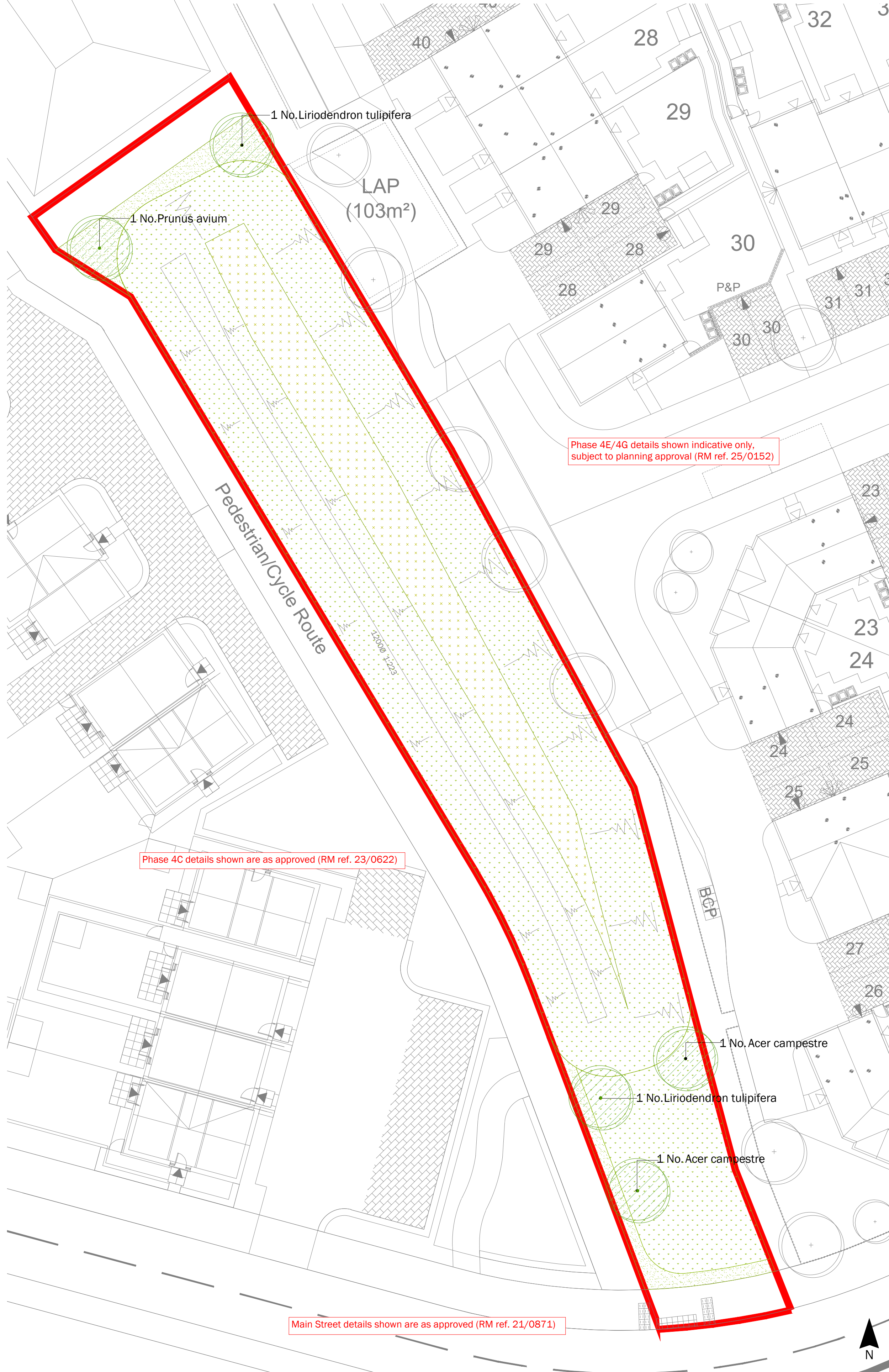
Appendix A Proposed Swale Details and Catchment Plan

Planting Schedule:

TREES

Number	Plant Name	Height	Girth	Pot Size	Specification
2 -	Acer campestre	350-425cm	12-14cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem min. 200cm
2 -	Liriodendron tulipifera	450-500cm	18-20cm	100-200L	Extra Heavy Standard: C: Clear Stem min. 200cm
1 -	Prunus avium	350-425cm	12-14cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm

Total :5 -



LANDSCAPE SPECIFICATION

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. Imported topsoil shall be to BS3882: 2015 Specification for Topsoil. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds to BS3882: 2015. Stripped and stored topsoil for reuse on site to be tested to BS3882: 2015 certification, soil to be improved to meet standards prior to reuse if required.

Excavation
Excavation shall NOT be undertaken with machinery within the root protection area of any existing trees or shrubs to be retained. Areas requiring excavation under existing trees are to be hand dug with an arboriculturalist present to oversee the work. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits: Excavated as per specified details
Shrub and hedge pit / trench: 300mm deep
Grass areas: 300mm deep
Wildflower grassland areas: Excavate to finished levels

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

Backfilling with Subsoil
Where excavated areas are lower than the required depths, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth to BS8601: 2013.

Backfilling with Topsoil
Tree, shrub and hedge pit / trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost e.g. 'Melcourt Topgrow' compost at a rate of 20 litres/m². An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree-pits. Grass areas (excluding wildflower grassland areas) shall be backfilled with topsoil in layers of 150mm depth.

Cultivation
Prior to cultivation if planting / seeding areas are weed infested, weed growth to be trimmed, the arisings removed and re-growth treated with an approved herbicide ie Glyphosate. Treatment to be undertaken in the growing season preceding planting, at a minimum 4 weeks prior to works to allow for repeat treatment if necessary.

Cultivation shall not be undertaken within the root protection area of any trees / shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

Grass seeding areas: 150mm deep cultivation to fine tilth raked to a smooth evenly firmed bed
Turf areas: 150mm deep cultivation to medium tilth raked to a smooth evenly firmed bed
Wildflower grassland areas: 150mm deep cultivation to medium tilth raked to a smooth evenly firmed bed

Wildflower grassland areas: Where un-excavated areas are to be seeded with wildflower grassland mix the topsoil shall be cultivated to turn the soil over to a depth of 300mm to bring subsoil to the surface. Elsewhere, excavated areas to be seeded with wildflower grassland mix to be backfilled to finished levels with subsoil (as above).

PLANTING

Tree Planting and Support

Trees planted in landscape areas shall be installed as specified.

All trees to be firmed in after planting. All trees shall have irrigation / aeration system units fitted to fully surround the root ball.

Mulching

Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. The surface of mulch to be 10mm below the surface of adjacent lawn / hard surface.

GRASS AREAS

Grass Seeding

Areas of amenity grass shall be seeded with a general amenity grass mix as specified during the period March to May or September to October, during periods of moist, warm weather conditions without significant wind. Pre-seeding fertiliser shall be applied to manufacturer's recommendations. Seed shall be sown on even, prepared ground (as detailed above), at a rate of 35g/m² or as specified, in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Wildflower Grassland Seeding

Areas of wildflower grassland shall be seeded with a wildflower grassland mix suitable for the soil type as specified, during the period March to May or September to October, during periods of suitable warm and moist weather conditions. Seed shall be sown on prepared ground (as detailed above), at a rate of 5g/m² or as specified. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy wildflower grass sward.

AFTERCARE PERIOD

Regular Visits

During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants / grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

Watering

All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement Planting

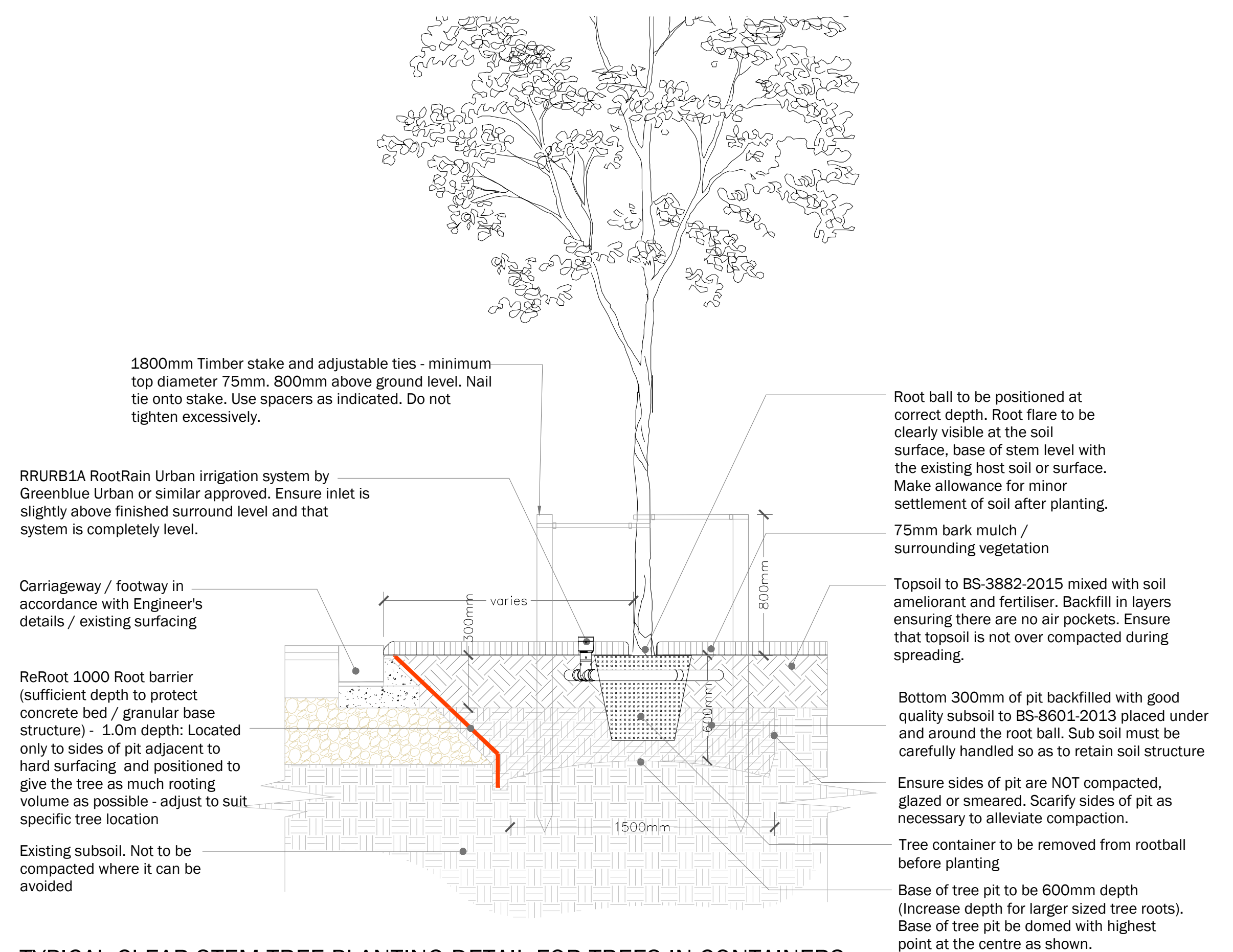
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

Grass Cutting

During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm to 50mm. Any bare patches are to be resown. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.

Wildflower Grassland Cutting

During the first growing season cut wildflower grassland every 2 months to a height of 40-60mm and in subsequent growing seasons cut to 40-60mm height during late March and late August / early September or as specified. All arisings shall be collected and removed from the site to avoid smothering the sward and to reduce nutrient levels. Spot treat perennial weeds with Glyphosate at the manufacturer's recommended dose rate / or hand pull.



TYPICAL CLEAR STEM TREE PLANTING DETAIL FOR TREES IN CONTAINERS

Double stake fixing in soft landscape adjacent to Carriageway / footway - Not to Scale

Wildflower Meadow Mix:

Emorsgate EM3 Special General Purpose Meadow Mixture

Wildflowers	%	Name
0.5		Achillea millefolium
0.7		Agrimonia eupatoria
1.2		Betonica officinalis
2		Centaurea nigra
1		Daucus carota
0.8		Echium vulgare
0.2		Filipendula ulmaria
0.8		Galium album
0.3		Galium verum
0.4		Geranium pratense
0.1		Lathyrus pratensis
1		Leucanthemum vulgare
0.1		Lotus corniculatus
1		Malva moschata
0.4		Medicago lupulina
0.2		Onobrychis vicifolia
0.2		Pastinaca sativa
1.4		Plantago lanceolata
0.6		Poterium sanguisorba ssp sanguisorba
1		Primula veris
1.5		Prunella vulgaris
1.5		Ranunculus acris
0.2		Ranunculus bulbosus
0.3		Rumex acetosa
0.4		Scabiosa columbaria
0.8		Silene dioica
1		Silene vulgaris
0.2		Taraxacum officinale
0.2		Vicia cracca
20		

Grasses	%	Name
8		Agrostis capillaris
28		Cynosurus cristatus
24		Festuca rubra
4		Phleum bertolonii
16		Poa pratensis
80		

Sowing rates	kg/ha	kg/acre	g/m2
40	16	4	

Emorsgate EM8 Meadow Mixture for Wetlands

Wildflowers	%	Name
0.7		Achillea millefolium
0.6		Achillea eupatoria
0.1		Angelica sylvestris
0.2		Betonica officinalis (Stachys officinalis)
3.2		Centaurea nigra
1.4		Filipendula ulmaria
0.4		Galium album
2		Galium verum
0.8		Lathyrus pratensis
0.6		Leontodon hispidus
1.2		Leucanthemum vulgare
0.6		Lotus corniculatus
0.1		Lotus pendunculatus
1		Medicago lupulina
2		Plantago lanceolata
0.4		Primula veris
0.8		Prunella vulgaris
1.2		Ranunculus acris
0.8		Rhinanthus minor
0.6		Rumex acetosa
0.3		Sanguisorba officinalis
0.5		Silene flos-cuculi (Lychnis flos-cuculi)
0.2		Taraxacum officinale
0.3		Vicia cracca
20		

Grasses	%	Name
4		Agrostis capillaris
4		Anthoxanthum odoratum
0.8		Carex divulsa subsp. divulsa
33.6		Cynosurus cristatus
1.6		Deschampsia cespitosa
20		Festuca rubra
3.2		Hordeum secalinum
5.6		Phleum bertolonii
5.6		Poa trivialis
1.6		Schedonorus arundinaceus
80		

Sowing rates	kg/ha	kg/acre	g/m2
40	16	4	

LEGEND

Soft Landscape

	Proposed trees
	Proposed amenity grass
	Proposed wetland meadow mix; Emorsgate EM8 or similar approved
	Proposed special general wildflower meadow mix; Emorsgate EM3 or similar approved
	Proposed site boundary

Drawing for planning purposes only, do not construct from this drawing

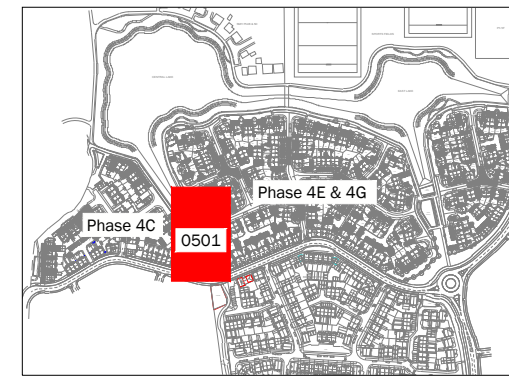
This drawing is to be used for planting information only

Any species substitution must be verified with the project Landscape Architect

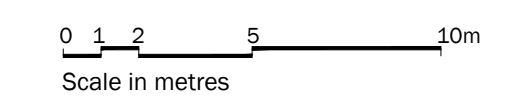
This layout must be checked in accordance with NHBC Standards 2023 (Chapter 4.2 - Building Near Trees, and Chapter 10.2 - Drives, Paths and Landscaping) by the project engineer prior to implementation

Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations

Root barriers to be used in association with tree planting adjacent to kerbs, services, highways etc.



Location Plan - Not to Scale



P02	30.05.25	Update to client comments	RF	SV
P01	23.05.25	First issue	KYZ	RF
Rev	Date	Description	Dm	Chk

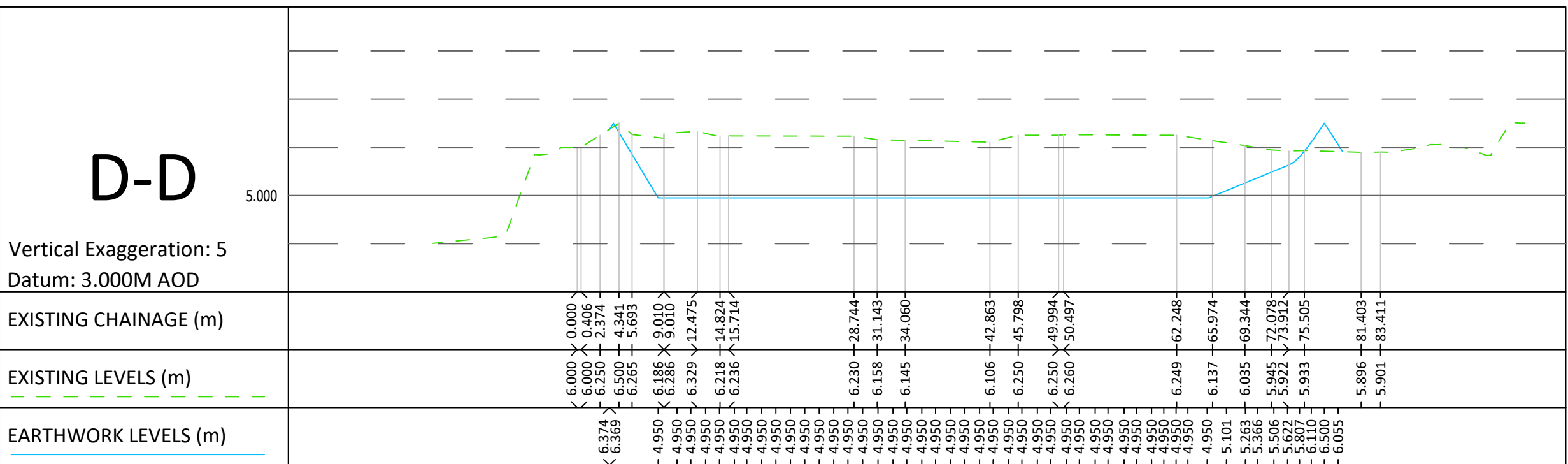
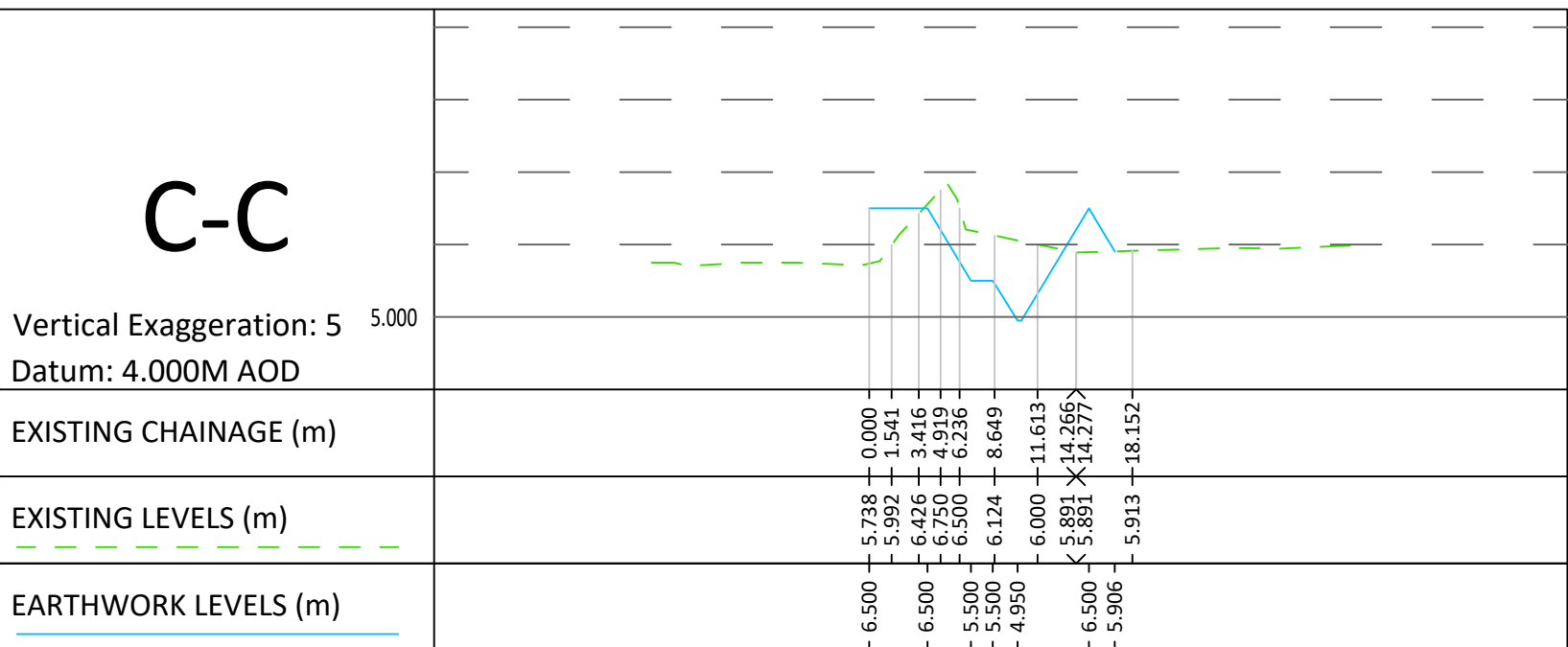
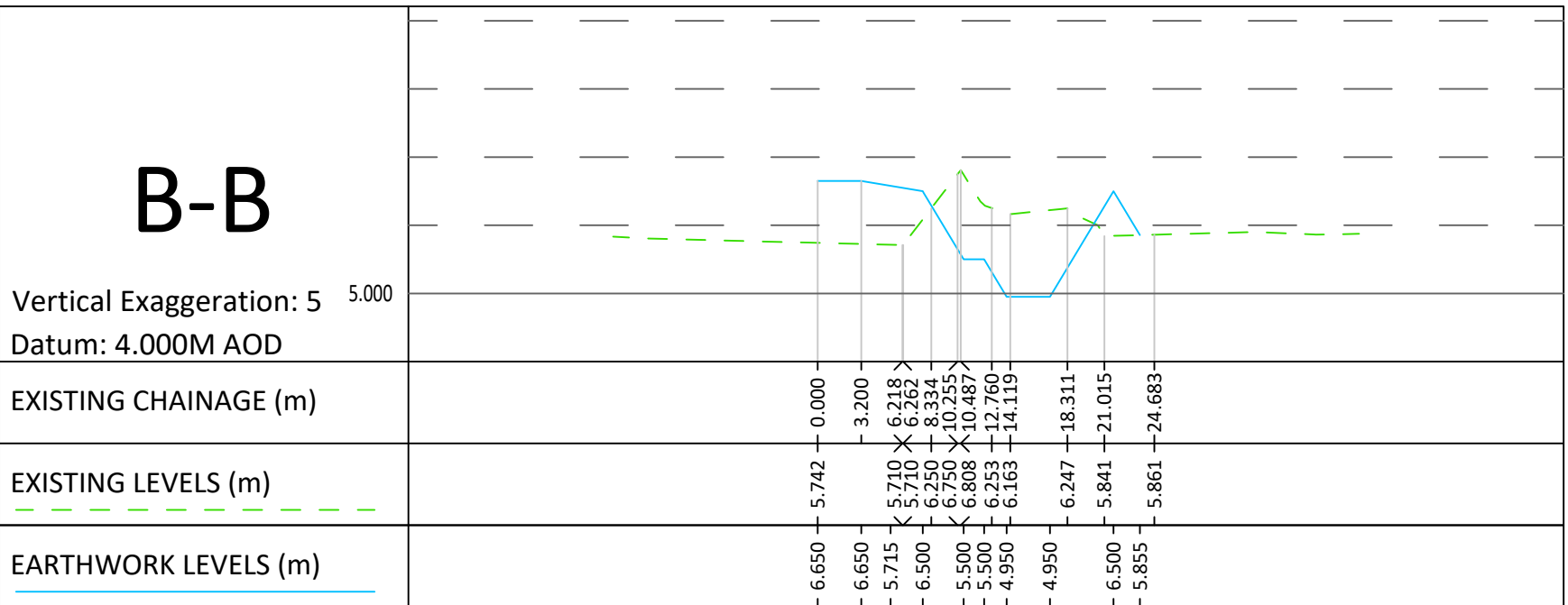
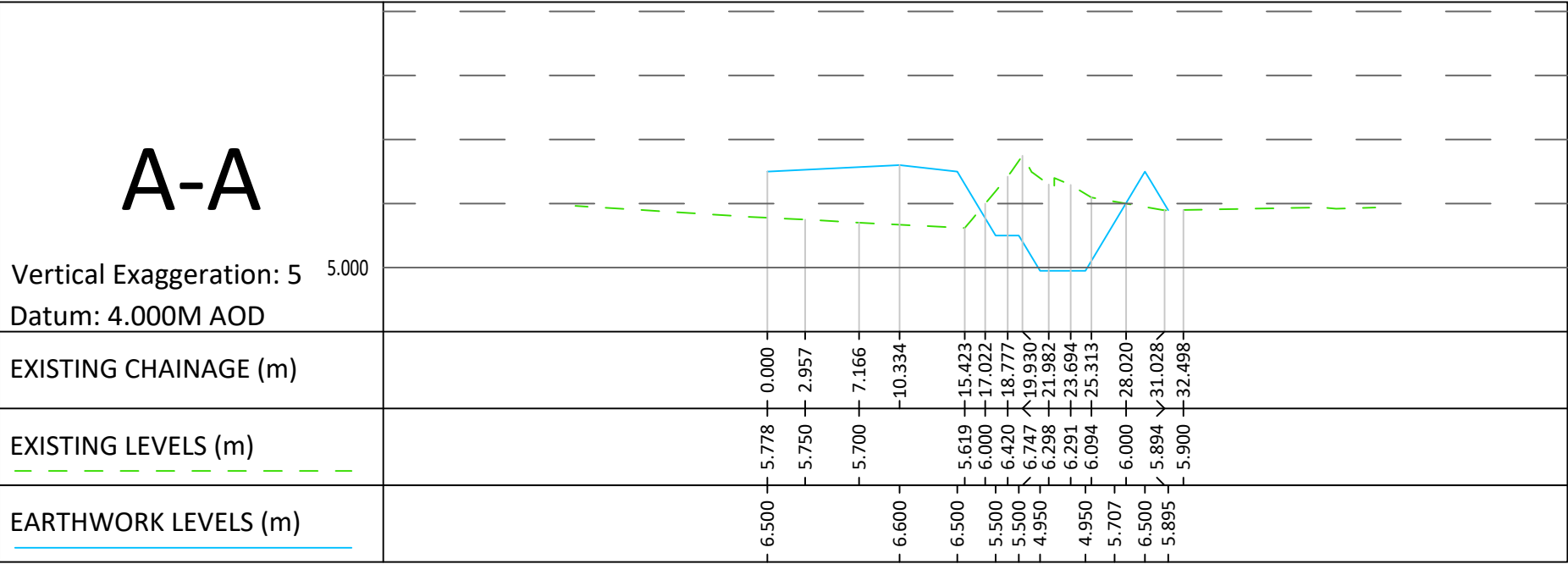
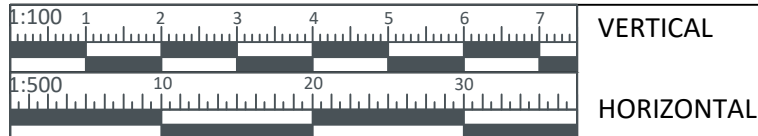
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Project:	Swale Land
Client:	Llannwr 4C
Client:	St Modwen Homes
Date:	May 2025
Scale:	1:200 @ A1
Drawing No:	1562A9-LA-ZZ-00-DR-L-0501
Revision:	P02
Suitability:	S2
Project No:	1562 A9

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LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



CDM Note

These drawings have been produced with reference to the CDM Regulations 2015.

Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

Notes:

All buildings to be confirmed at a later design stage

P02	30.05.25	BOUNDARY ADDED TO SWALE		NW	NW
P01	23.04.25	First Issue		NW	NW
Rev	Date	Revision Note		Drw	Chk



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Client

St Modwen Homes

Project

Llanwern 4C SMH

Title

Swale Sections

Drawing Issue Status

For Information

PJA Ref	Scale @ A1	Date
06182	As Shown	April 2025

Drawing No.	Revision
R9128-PJA-24-SK-DR-C-0513	P02

Contact
samuel.jones@pja.co.uk

KEY

EX - FWS

Existing Foul Sewer

EX - SWS

Existing Storm Sewer

EX - HWD

Existing Highway Drain

SABs Adoption Storm Drainage

Private Storm Drains. 100Ø pipe unless otherwise stated

Storm Rodding Eye

Highway Gully

Adoptable SABs Gully

Water butt
Minimum capacity 100L

High capacity RWP
High capacity gutter to be provided

Permeable Block Paving

Diffuser Block (Single / Double)

Perforated Pipe

Private Rain Garden

Adoptable SABs Swale / Rain Garden

SW Network 1						Area (m2)	Area (Ha)
Pipe	Adoptable	Private		UC - 10%			
	Highway	Shared Drive/Other	House/drive			Sub Total	
SW1 1.000	0	0	409	450		450	0.045
SW1 1.001	0	0	115	127		127	0.013
SW1 2.000	0	973	771	848		1821	0.182
SAB 5 1.000	170	0	0	0		170	0.017
SAB 5 1.001	349	0	0	0		349	0.035
SW1 2.001	0	0	0	0		0	0.000
C1 Total							0.292

SW Network 2						Area (m2)	Area (Ha)
Pipe	Adoptable	Private		UC - 10%			
	Highway	Shared Drive/Other	House/drive			Sub Total	
SW2 1.000	189	0	285	314		503	0.050
SW2 1.001	380	0	415	457		837	0.084
SW2 1.002	199	370	682	750		1319	0.132
SW2 2.000	211	601	568	625		1437	0.144
SW2 1.003	211	0	0	0		211	0.021
SW2 1.004	0	331	255	281		612	0.061
SW2 1.004A	0	0	0	0		0	0.000
S65 HW3	192	275	0	0		467	0.047
SW2 1.005	0	1763	0	0		1763	0.176

NOTES

These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

The residual risks identified on the DRA / drawings are based on the information available at the time of design.

Any services information indicated on PJA drawings is obtained from third parties, and is given for guidance purposes only. The exact location of any services will need to be verified by the client / contractor before commencing works on site.

GENERAL NOTES:

- This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
- The design details presented must be reviewed in conjunction with the wider site information and site constraints which may not be evident on drawing and must be requested if not already provided. This includes, but not limited to, ground conditions (geotechnical and geo-environmental), groundwater levels, buried services, remnant obstructions, ecology, tree protection and topography.
- The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works.
- All work is to be carried out in accordance with current British Standards, Building Regulations and NHBC Standards. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.
- Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
- Before work commences contractor should consult the engineer and the SI report regarding any contamination issues. All necessary Health and Safety measures to be taken

REV	DATE	REVISION NOTE	BY
A4	11.04.25	Drawing updated in accordance with latest amendments to surface water drainage network	NW
A3	10.01.25	Updated to suit latest layout	SWJ
A2	04.12.24	Updated to suit latest layout	JP
A1	28.05.24	Updated to new site layout	RJ

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CLIENT

St Modwen Homes

PROJECT

Llanwern 4C SMH

DRAWING TITLE

SW Contributing Area Plan

DRAWING ISSUE STATUS

APPROVAL

PJA JOB No. SUB-CODE DRAWING NO. REVISION

06182 - - 0502 - A4

Revision Letter : P - Prelim / A - Approval / T - Tender / C - Construction

BIM DRAWING REFERENCE

R9128-PJA-24-00-DR-C-0502

SCALE DRAWN REVIEWED DATE

A2@1:500 JP DMcC 11.04.24

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