
ALDI STORE – LAND AT ABBERLEY HALL ROAD, MON BANK, NEWPORT

FLOOD CONSEQUENCES STATEMENT & DRAINAGE STRATEGY

Site Summary

It is proposed to develop an ALDI retail foodstore with parking and access arrangements, on a previously developed site at Abberley Hall Road, Newport. The proposed development falls within part of the wider Mon Bank residential development, undertaken on the former Monmouthshire Bank railway sidings. Refer to appendix A for the site location plan.

The ALDI development site has a total area of approximately 0.815Ha, and currently predominantly comprises a relatively flat plateau, falling generally from south to north, between around 18.0m and 15.4m AOD. The site is bounded by Monmouth Castle Drive to the south west, Abberley Hall Road to the south east and a footpath/cyclepath to the north. This footpath falls from west to east along the northern boundary, therefore the northern portion of the site comprises steep banking down from the level plateau. At its lowest point, the toe of the banking within the site is around 10.7mAOD. This banking will be retained and modified to suit the proposed development. Refer to appendix B for the proposed site plan.

The ALDI site is not currently formally surfaced, having been remediated, filled and levelled as part of the enabling works for the wider development, and left at a lower level than the immediate surroundings, to receive onward engineered construction and surfacing.

Aside from a filter drain at the bottom of the bank on the northern boundary of the site, there are no known existing drains within the site. Historic information suggests a ree passed through the site from north north west to south south east, and was culverted beneath the railways land, however this was diverted to follow the footpath, upstream of the site, as part of the enabling works.

As it is allocated for development within the wider masterplan, the site benefits from connections to existing foul and surface water drainage in Abberley Hall Road, which was designed and constructed to serve the site. Refer to appendix C for topographical survey drawings identifying existing drainage in the vicinity.

Dŵr Cymru Welsh Water (DCWW) asset mapping included in appendix D does not currently show these drains, however an updated plan is awaited from DCWW.

Flood Consequences Statement

The following considers the flood risk associated with the site in accordance with Planning Policy Wales Technical Advice Note 15 (TAN 15).

According to Natural Resources Wales's (NRW) online Development Advice Map (DAM), the ALDI site is predominantly located within the TAN 15 Development and Flood Risk Zone B, which describes "areas known to have flooded in the past". A small area to the north west of the site, adjacent to the footpath, is located within DAM Zone A, which describes areas at little or no risk of tidal or fluvial flooding. Refer to appendix E for the TAN 15 Development Advice Map, and other flood maps from NRW.

According to the detailed flood risk map, the site is entirely located within Flood Zone 1 (less than 0.1% chance of flooding from rivers or seas in any given year), which generally coincides with DAM Zone A. The nearest areas shown to be at elevated risk of fluvial or tidal flooding are the River Ebbw, to the south, and the area between Alexandra Road and the River Usk, to the east of the site. Both of these are just over 1km from the proposed site. The site is not shown to have flooded historically, or to be at elevated risk from reservoir or surface water flooding.

TAN 15 Figure 1 describes Zone B as areas flooded in the past evidenced by sedimentary deposits. Proposed developments in this zone should have their proposed levels checked against the 0.1% extreme flood level, and if site levels are greater than the flood levels used to define the nearest extreme flood outline, there is no need to consider flood risk further.

Both the Usk and Ebbw are tidally influenced at their locations nearest to the site, and it is considered that tidal flood risk is likely to be dominant in these locations. Extreme estuary water levels have been extracted from the current DEFRA dataset for these locations, with the highest being 9.68m AOD for the 1 in 1000-year plus

climate change scenario. Since the developable plateau area of the site is entirely above 15m AOD, the site is significantly higher than the extreme 0.1% flood level, and is therefore not considered to be at risk of tidal or fluvial flooding. The requirement of Figure 1 of TAN 15 is therefore considered to be satisfied for development in this location, and no further justification test is required.

Since the total site area is less than 1.0Ha and the surface water drainage system will be designed to control discharge rates off site (discussed in later sections), the surface water generated by the development is unlikely to have a significant impact upon flooding within the site locality. Other issues considered in assessing the flood risks associated with developing the site were:

- a) Overall loss of flood storage volume during the design event
- b) Obstruction to the flow of water during a flood event
- c) Increase in rate of runoff that might worsen flooding elsewhere
- d) Obstruction to existing watercourses or access to them
- e) Situations that may be dangerous during flooding.
- f) Flooding from fluvial sources.
- g) Flooding from tidal sources.
- h) Flooding from pluvial sources and overland flows
- i) Flooding from ground water
- j) Flooding from sewers
- k) Flooding from reservoirs or canals.
- l) Flooding from other sources.

Item a), b), d), e), f) and g) Are satisfied since the ALDI site does not predominantly lie within an area at risk of flooding during the design events.

Item c). The proposed ALDI drainage system will be designed to mitigate the effects on receiving systems of additional surface water generated by the development. As such it is therefore anticipated that the development will not worsen flood risk elsewhere.

Item h). Flooding from overland flows. The NRW risk of flooding from surface water mapping shows the ALDI site is not at elevated risk of surface water flooding, either on the site or from off-site. Although the existing site is situated slightly lower than the surrounding roads, the site will be raised during construction, and the roads vertical alignments are such that any overload flows that do arise are directed past the site from west to east.

Item i). There is no known history of flooding from ground water for the development site, and it is raised relatively compared to the wider area.

Item j). Flooding from sewers. There is no known history of flooding from sewers within the vicinity of the development. The surface water drainage system in the surrounding access roads has been relatively recently designed, to current standards including an allowance for climate change.

Item k). The NRW risk of flooding from reservoirs map indicates that the site is not in an area at risk of reservoir flooding. There are no other large bodies of retained water (e.g. canals) in the vicinity of the site.

Item l). No other natural or artificial sources of flooding have been identified for this development.

Conclusion: This development is deemed appropriate in this location, is at minimal risk of flooding and its undertaking will not increase the risk of flooding to the neighbouring area.

Continues over

ALDI Store Surface Water Drainage Strategy

Following the implementation of Schedule 3 of the Flood Water Management Act 2010 in Wales, developments with a construction area greater than 100m² are required to incorporate Sustainable Drainage Systems (SuDS). All such systems are required to be approved by the SuDS Approval Body (SAB) under an approval application, and required to be adopted by the SAB where they serve more than a single property. As such, surface water drainage for the proposed ALDI site will be developed and approved under application separate to the planning process.

Generally, disposal of surface water generated by the development is proposed to be to the existing surface water drainage system in the wider Mon Bank development. Re-use of rainwater in the proposed development is not considered to be viable due to the relatively large ratio of yield to demand, generated by minimal non-potable water requirements in the retail foodstore. Due to the site's history of contaminative use as railway land and subsequent remediation and capping, infiltration of surface water to the ground is not considered to be suitable. Aside from Twenty Acres Reen, which is the discharge point for the wider Mon Bank drainage system, no watercourses or other surface water bodies are located in the vicinity of the site.

The wider Mon Bank surface water drainage system has been designed with an allowable discharge from the site. As above, this system ultimately discharges to Twenty Acres Reen, which flows along on the northern boundary, at a controlled rate agreed as part of the planning process. Attenuation storage is provided through a combination of an open attenuation pond, in the far south eastern corner of the wider site, and below ground geocellular attenuation storage beneath public open spaces. As such, any additional discharge from the ALDI site would not increase the overall maximum surface water discharge rate to the reen from the estate.

The surface water drainage discharge rate from the ALDI site is to be agreed under the SAB approval process. The system will be designed to have enough storage capacity to prevent flooding for all storm durations up to and including the 1 in 30-year return period event, plus a 20% increase in rainfall intensity as allowance for climate change. MicroDrainage System 1 software will be used to size the pipes and MicroDrainage Simulation and Source Control software will be used to model the integrated below ground drainage system.

The drainage system will also be checked for the 1 in 100-year return period events plus 40%. Any surface water flooding will be retained on the site during these storm events, via ponding on the car park and lorry ramp. Any ponding will not affect the proposed building or access/egress routes.

In the event of drainage system failure or exceedance (beyond 1 in 100-year events), flow routes will be away from the proposed and existing buildings which will not be affected.

The surface water drainage system for the ALDI site will remain separate and will only serve the ALDI property, therefore will not be offered for adoption to the SAB.

The design of the private drainage will be developed in accordance with the requisite standards, including current Building Regulations Approved Document Part H.

ALDI Store Foul Water Drainage Strategy

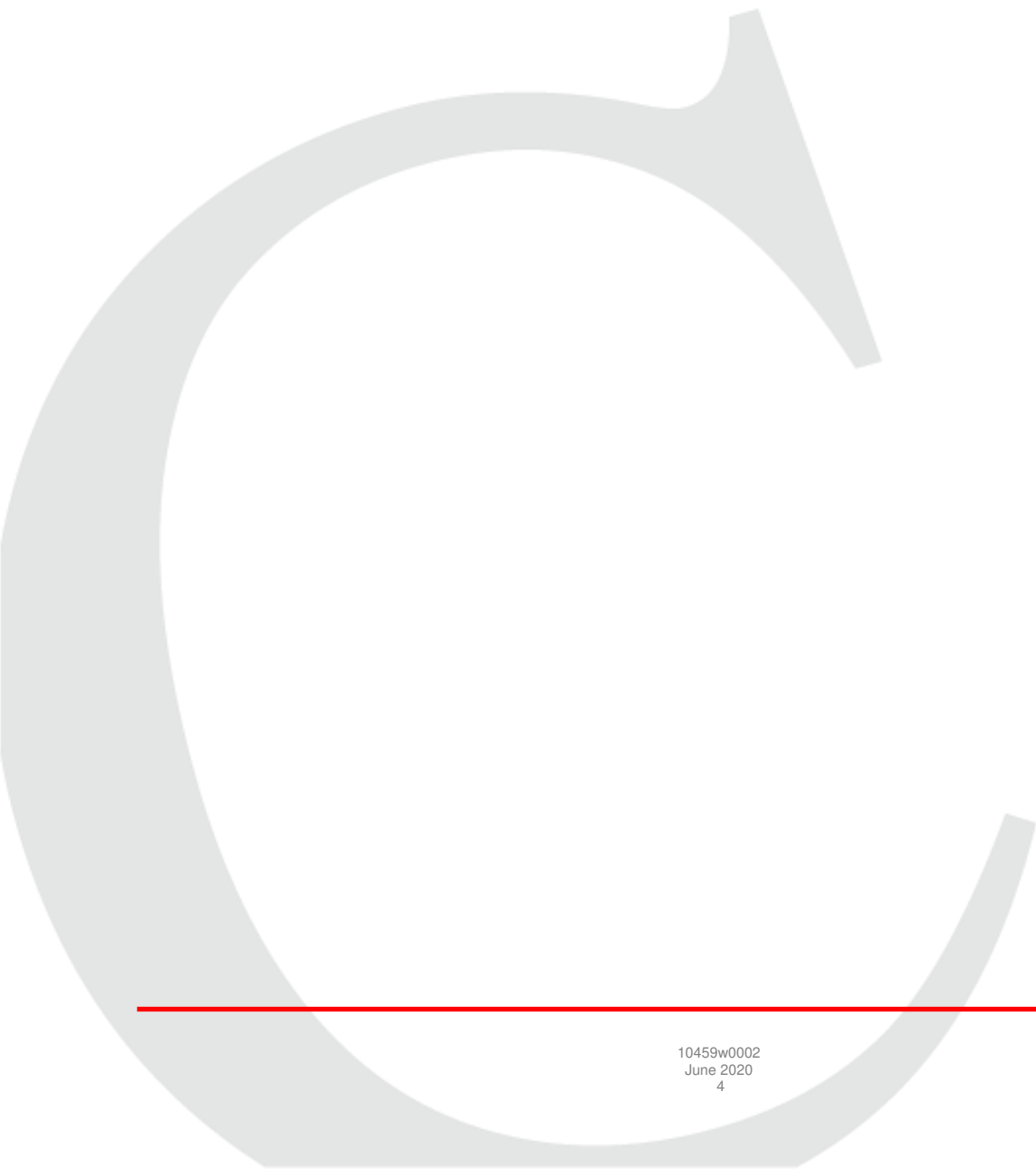
It is proposed to discharge the foul water from the proposed ALDI store development to the existing drains within Abberley Hall Road adjacent to the site. The connection to the foul drainage may be subject to a Section 104 lateral drain adoption and 106 direct connection agreement with Dŵr Cymru Welsh Water.

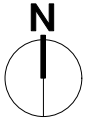
The design of the private foul drainage will be developed in accordance with Building Regulations Approved Document H.

Ownership and Maintenance

All the ALDI private foul and surface water drainage will be maintained by ALDI Stores Ltd. Specific maintenance requirements for the new ALDI surface water drainage system (including SuDS) will be agreed with the SAB.

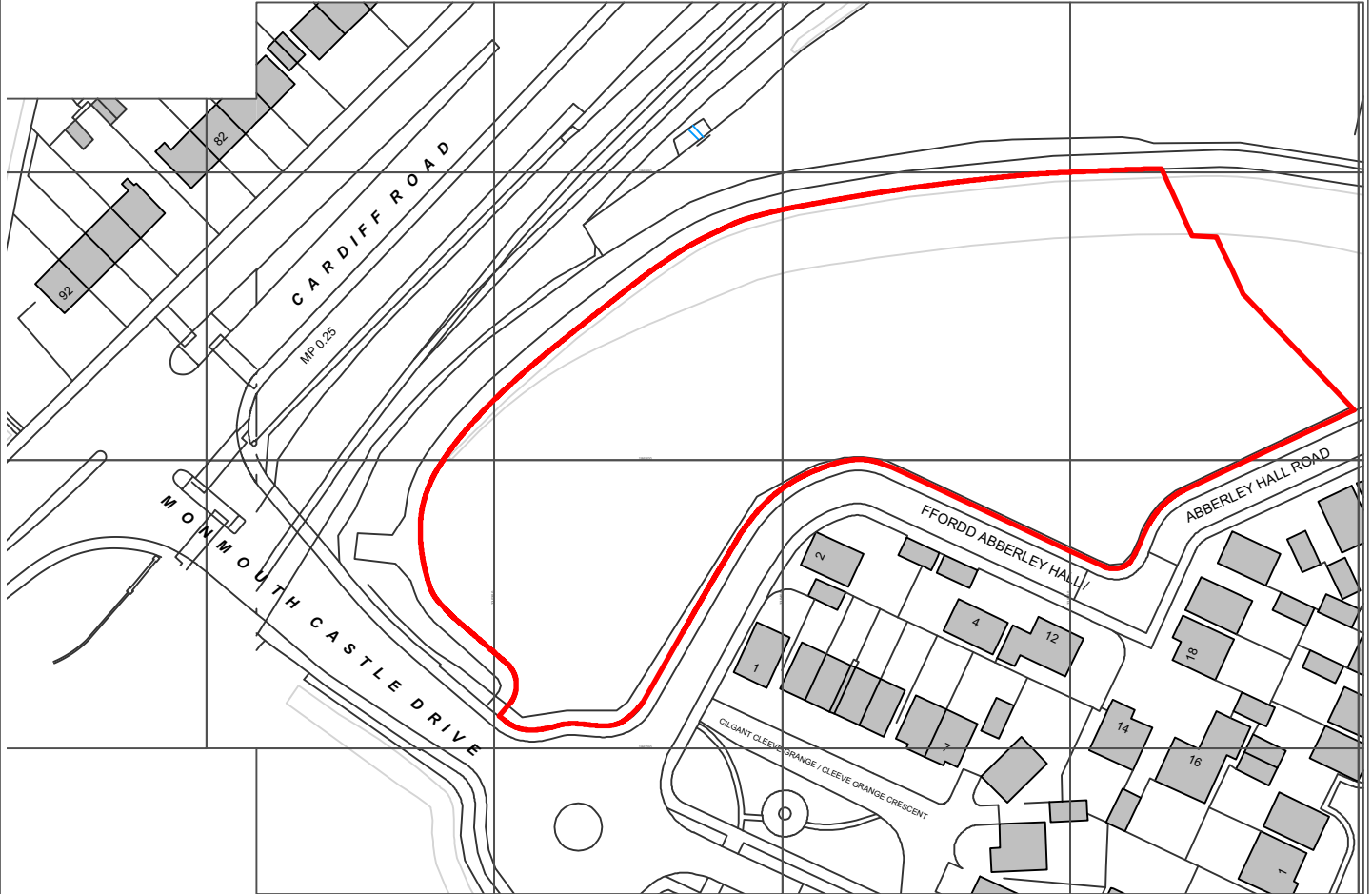
Appendix A: Site Location Plan





0 20 30 40 50 m

Scale 1:1250 @ A4



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Application Boundary ———

Total Area

8,153 sq m
2.015 Acres
0.815 Hectares



P113/05/20 JKCJS Drawing Issue
Rv. Date By Ap Note

Drawing Title
Site Location Plan



Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Co-ordinators

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Project
Newport, Mon Bank, Cardiff Road

Client
ALDI Stores Ltd

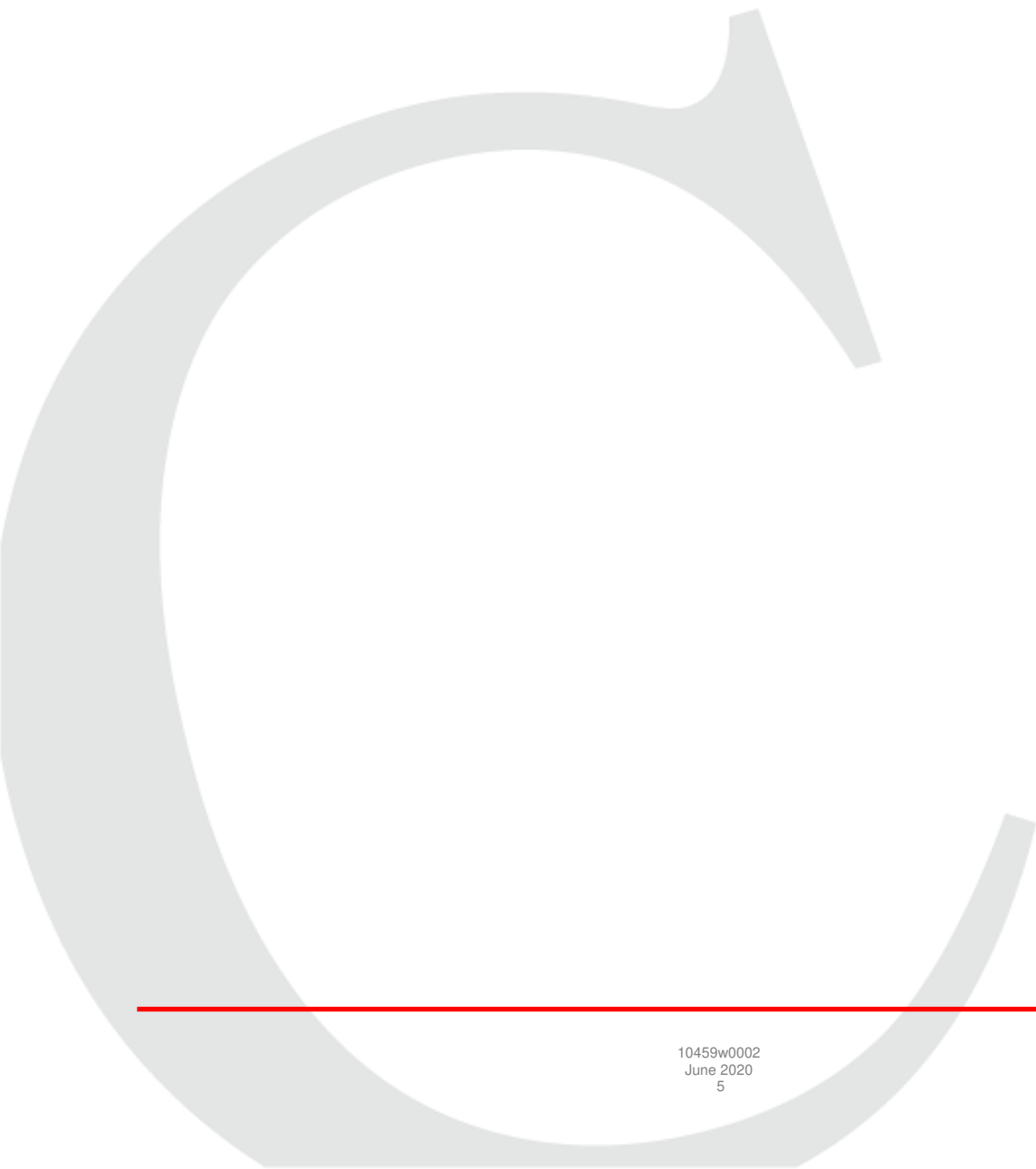
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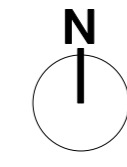
Project No. Drawing No. Rev.
180420-1000 P1

Date Drawn Checked Status
13/5/20 JKC JS PLANNING
Check all dimensions and levels on site.

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Appendix B: Proposed Site Plan





- KEY**
- Site Application Boundary
 - TM Denotes tarmac finish
 - PP Denotes permeable paving
 - CC Denotes concrete surface finish
 - SL Denotes concrete paving slab finish
 - SL Denotes landscaped area with misc planting within application area
 - TKR Timber knee rail
 - VRB Vehicle restraint barrier
 - AF Acoustic Fence (3m high)
 - PF Paladin fence (1.1m & 1.8m high)
 - EVCP Electric Vehicle Charge Point (Active)
 - F-EVCP Future Electric Vehicle Charge Point (Passive)
 - HDB Heavy duty bollards
 - New stainless steel anti ram bollards
 - LC Lighting Column
 - Existing site levels
 - Proposed site levels

- NOTES**
- 1 New Aldi pole sign subject to separate advertising consent application
 - 2 Existing highways lighting column to be relocated
 - 3 Proposed revision to the extent of highway to become adopted
 - 4 3m high timber service yard gates

WORK IN PROGRESS

Kendall Kingscott



Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services

Project Cardiff Road, Newport, Mon Bank

Client Aldi Stores Ltd

Scale 1:250

Paper Size ISO A1

Filename 180420 Newport Mon Bank - Site Plans.vwx/20

Date

Drawn JB

Checked GS

Purpose/Status PLANNING

Rev	Date	By	Ap	Note
P3	26/06/2020	JS	GS	Modification to car park. Parking numbers revised to suit.
P2	15/06/2020	JK	JS	EVPC spaces added, 3m high acoustic fence added to boundary of service yard
P1	28/04/20	JB	GS	First Issue

Drawing Title Proposed Site Plan

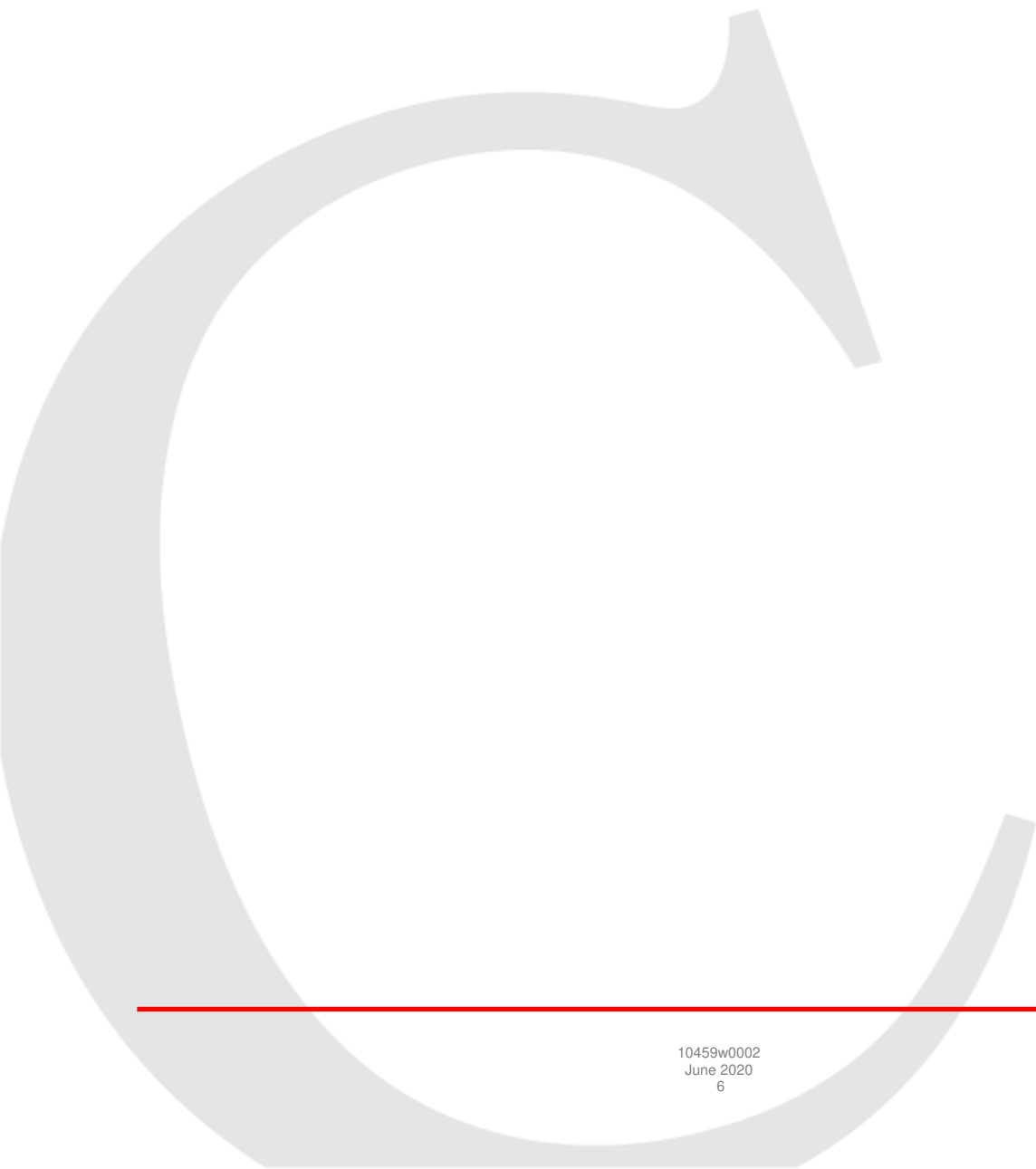
Project Number 180420-1400

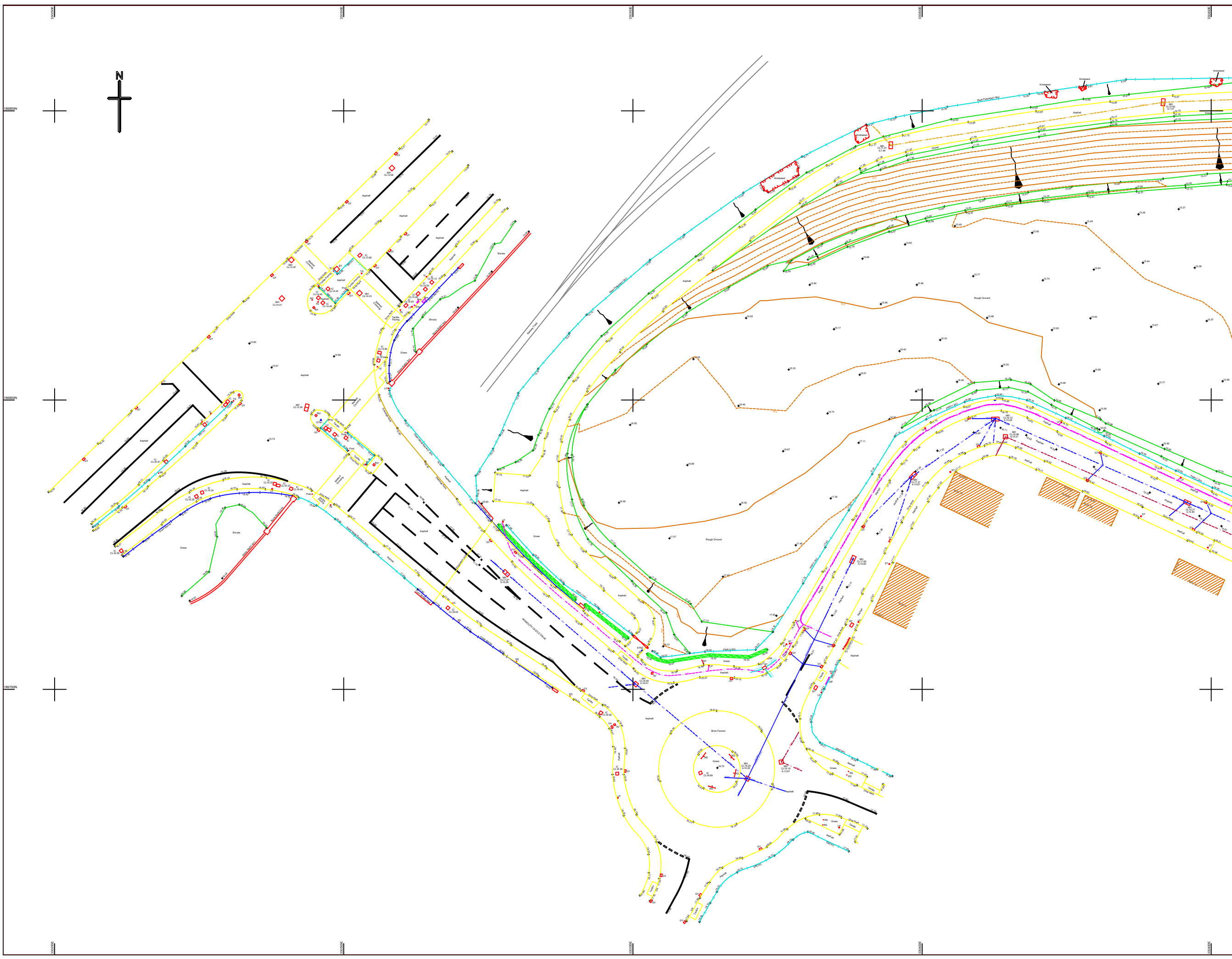
Drawing Number P3

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Appendix C: Topographical Survey





ABBREVIATIONS

Ave	Average	LB	Letter Box
AV	As Voted	LI	Liter Bin
BB	Belted Beacon	LP	Lamp Post
BB	Beacon	MA	Manhole
BL	Bollard Light	MC	Marker
Box	BT/Elec	NP	Name Plate
BS	Bus Stop	OH	Overhead (Structure)
BT	Telecom IC	OSBM	Ordinance Survey BM
CCTV	Cable Television IC	PADA	Parade
CCTV	Closed Circuit Camera	Par	Parade
CL	Cover Level	PM	Parking Meter
Conc	Concrete	RE	Roading Edge
DC	Drainage Channel	RL	Ridge Level
DH	Dish	RS	Road Sign
DI	Displaced	RSJ	Rollled Steel Joint
DK	Drop Kerb	SA	Skewway
DN	Down	SD	Side Drain
EL	Eaves Level	SA	Sensors
EP	Electric Pole	SP	Sign Post
ER	Earthing Rod	ST	Water Stop Tap
FB	Footbridge	SV	Water Stop Valve
FL	Floor Level	SY	Street
FL	Fire Escape	Tac	Tactile Paving
FR	Flagpost	TDB	Telephone Call Box
FS	Flagstaff	TS	Traffic Signal
FI	Fire Hydrant	TP	Telephone Pole
Galp	Galvanne	Veg	Vegetation
GM	Gas Meter	VP	Vent Pipe
GV	Gas Valve	WL	Water Level
GY	Gully	WM	Water Meter
HR	Hand Rail	WO	Wash Out
IC	Inspection Cover	WP	Wooden Peg
I	Invert Level		
KO	Kerb Outlet		
Drainage			
FW	Foul Water	SW	Surface Water
Com	Combined Storm/Foul	SD	Back Drop
225mm	Pipe Diameter	U/L	Unable To Lift
Fences / Walls			
CB	Crash Barrier	HR	Hand Rail
SBSP	Barbed Wire	PPF	Post And Rail
CBP	Close Boarded	PWF	Post & Wire
CLF	Chain Link	PLP	Panel Fence
IR	Iron Railings	SR	Steel Railings
TR	Trellis	SPP	Steel Palisade
BW	Brick Wall	BLK	Block Wall
RW	Retaining Wall	RW	Retained Wall
SW	Stone Wall	SW	Height of Wall/Fence (1.8m)
Services			
	Electric	Water	
	Gas	Foul Water Sewer	
	CCTV	Surface Water Sewer	
	Telecom	Combined Sewer	
	BT		
	Unknown	End of Issue	
	Overhead Cable	Not Located (from records)	

Notes

Heights in metres
 Survey related to Ordnance Survey grid datum (OSGB36)

To assist in the production of this drawing Berry Geomatics Ltd have used recent clearing that were made available to us by the client. Any information taken from these records and the completeness of the records cannot be guaranteed. Utilities are located using non-invasive techniques, the accuracy of which can be affected by local ground, weather and site conditions. Whilst every effort has been made to locate utilities services, it is possible that some services are not shown. The accuracy of the information and the results are dependent on a number of factors such as soil type, ground water levels and surface conditions. Clients should therefore be aware that the information is for consultation to confirm and locate buried services prior to any construction work. Information has been obtained solely using in-house or inspection methods. Details shown have been obtained from the surface and as such cannot be guaranteed. Water and gas routes were not located on site. Record drawings were not available at the time of survey and locations are therefore verified from this drawing.

Do not scale this drawing. All critical dimensions and services should be field verified prior to building operations or construction.

Rev	Date	Amendments

Client

Kendall Kingscott
 Gwentworth Court
 Lime Kiln Close
 Stoke Gifford
 Bristol BS34 6SR

Title

Land at Mornmouth Castle Drive,
 Mon Bank, Newport
 Sheet 1 of 2

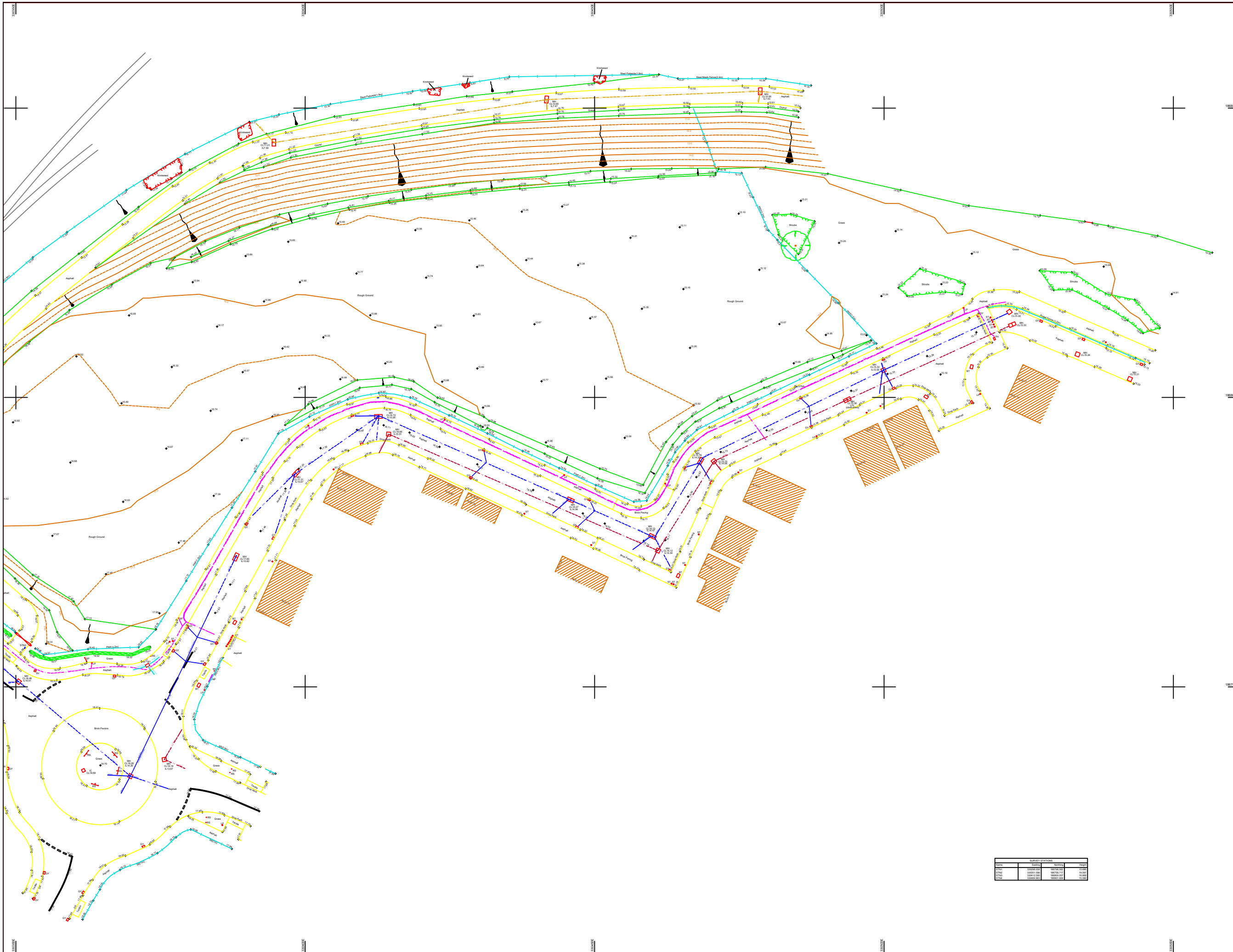
Drawing Number 61/18

Drawn DMB **Checked** SB

Date 07/06/18 **Scale** 1:200(A0)

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 GEOMATICS**

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ABBREVIATIONS

Ave	Average	LB	Letter Box
AV	As Voted	LI	Liter Bin
BB	Beisha Beacon	LP	Lamp Post
BL	Beacon	MA	Manhole
BL	Beacond Light	MC	Marker
Box	BT/Elec	NP	Name Plate
BS	Bus Stop	OH	Overhead (Electric)
BT	Telecom IC	OSBM	Ordnance Survey BM
CCTV	Cable Television IC	PARK	Parklet
CCTV	Closed Circuit Camera	PAV	Pavement
CL	Cover Level	PM	Parking Meter
Conc	Concrete	RE	Rebbling Edge
DC	Drainage Channel	RL	Ridge Level
DN	Dish	RS	Road Sign
DI	Displaced	RSJ	Rollled Steel Joint
DK	Drop Kerb	SA	Skewaway
DN	Down	SD	Side Drop
EL	Eaves Level	SA	Skewaway
EP	Electric Pole	SP	Sign Post
ER	Earthing Rod	ST	Water Stop Tap
FB	Footbridge	SV	Water Stop Valve
FL	Floor Level	SW	Water Stop Valve
FR	Footprint	T2B	Telephone Call Box
FS	Flagstaff	TS	Traffic Signal
FH	Fire Hydrant	VP	Telephone Pole
Galp	Galvanneal	VP	Vent Pipe
GM	Gas Meter	VP	Vent Pipe
GV	Gas Valve	WL	Water Level
GV	Gas Valve	WM	Water Meter
HR	Hand Rail	WD	Wash Out
IC	Inspection Cover	WP	Whodden Peg
IL	Invert Level		
KO	Kerb Outlet		

Drainage

FW	Foul Water	SW	Surface Water
Com	Combined Storm/Foul	SD	Back Drop
225mm	Pipe Diameter	UTL	Unhabitable To LIFT

Fences / Walls

CB	Crash Barrier	HR	Hand Rail
SBW	Barbed Wire	PPF	Post And Rail
CBF	Close Boarded	PWF	Post & Wire
CLF	Chain Link	PLF	Panel Fence
IR	Iron Railings	SR	Steel Railings
TR	Traffic	SPF	Steel Palisade
BW	Brick Wall	BLK	Block Wall
FW	Rendering Wall	HW	Height of Wall/Fence (1.8m)
SW	Stone Wall		

Services

Electric	Water
Gas	Foul Water Sewer
CCTV	Surface Water Sewer
Telecom	Combined Sewer
BT	
Unknown	Est End of base
Overhead Cable	NLR Not located (from records)

Notes

Heights in metres
 Survey related to Ordnance Survey grid datum (OSGB36)

To assist in the production of this drawing Berry Geomatics Ltd have used recent drawings that were made available to us by the client. Any information taken from these records and the completeness of the records cannot be guaranteed. Differences are indicated using non-impact techniques, the accuracy of which can be affected by local ground, weather and site conditions. Where any differences have been made to the original drawings, it is possible that some services are shown in a different location to the original drawings. Results are dependent on a number of factors such as soil type, ground water levels and surface conditions. Clients should therefore be advised that excavation should be undertaken to confirm and locate buried services prior to any construction work. Information has been obtained where necessary in its records or inspection sheets. Details shown have been obtained from the surface and as such cannot be guaranteed. Water and gas routes were not located on site. Record drawings were not available at the time of survey and locations are therefore verified from this drawing.

Do not build this drawing. All critical dimensions and services should be well verified prior to building operations or construction.

Rev.	Date	Amendments

Client

Kendall Kingscott
 Gwentworth Court
 Lime Kiln Close
 Stoke Gifford
 Bristol BS34 6SR

Title

Land at Mornmouth Castle Drive,
 Mon Bank, Newport
 Sheet 2 of 2

Drawing Number 61/18

Drawn DMB **Checked** SB

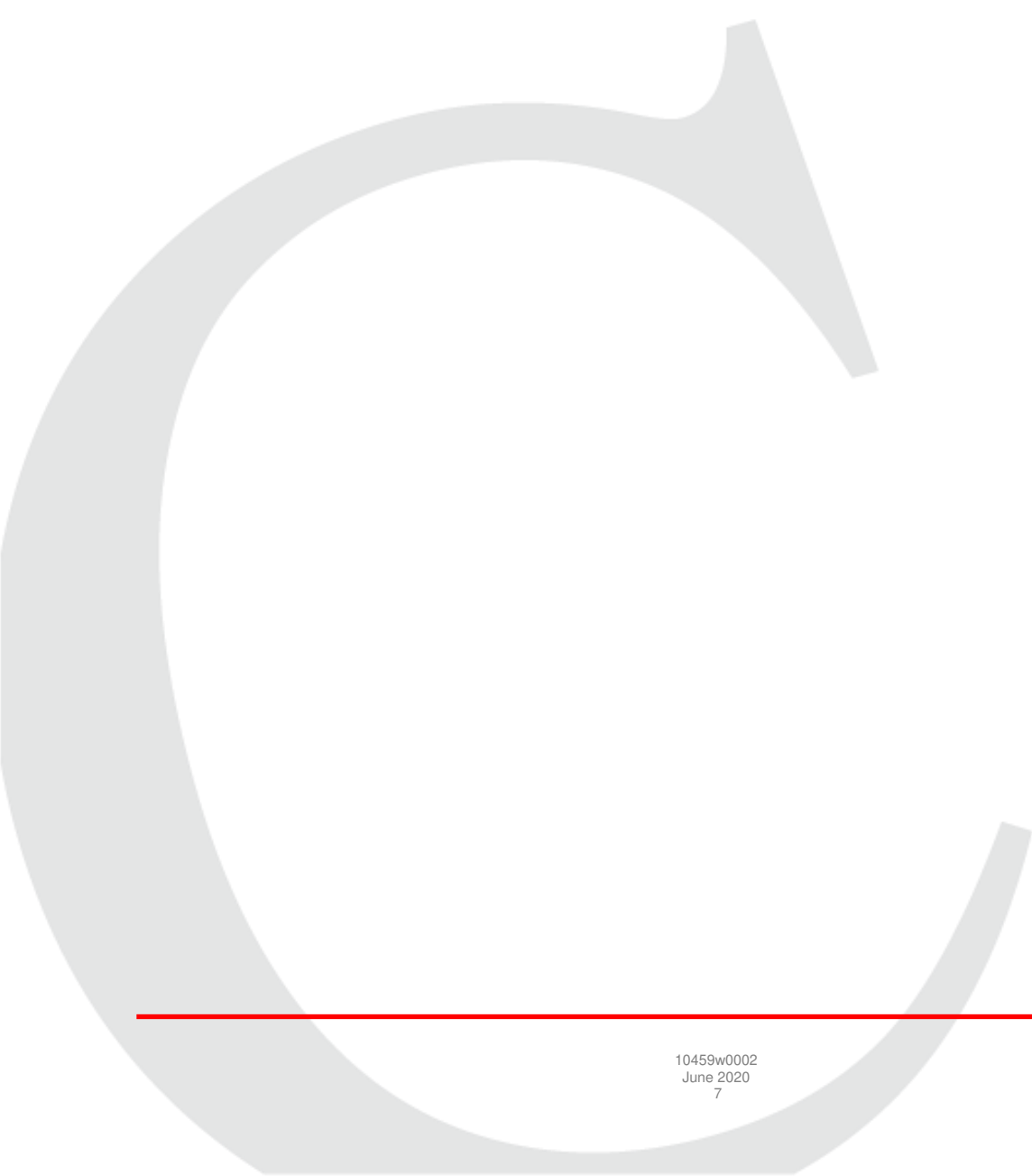
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NO.	DESCRIPTION	DATE
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02	ISSUED FOR CONSTRUCTION	07/06/18
03	ISSUED FOR CONSTRUCTION	07/06/18
04	ISSUED FOR CONSTRUCTION	07/06/18

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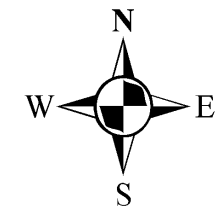
Appendix D: Dŵr Cymru Welsh Water Asset Maps





Dŵr Cymru
Welsh Water

Proposed Aldi Store



LEGEND(Representative of most common features)

- Waste network:
- Foul chamber
 - Surface water chamber
 - Combined chamber
 - Combined sewer overflow
 - Special purpose chamber
 - + Treatment works
 - △ Pumping station
 - Outfall
 - LH
 - Storm Overflow
 - ← Rising main
 - Gravity sewer
 - Private sewer
 - Private sewer subject to Sect. 104 adoption agreement
 - Private Sewer Transfer
 - Lateral Drain
 - Inspection Chamber
- 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.

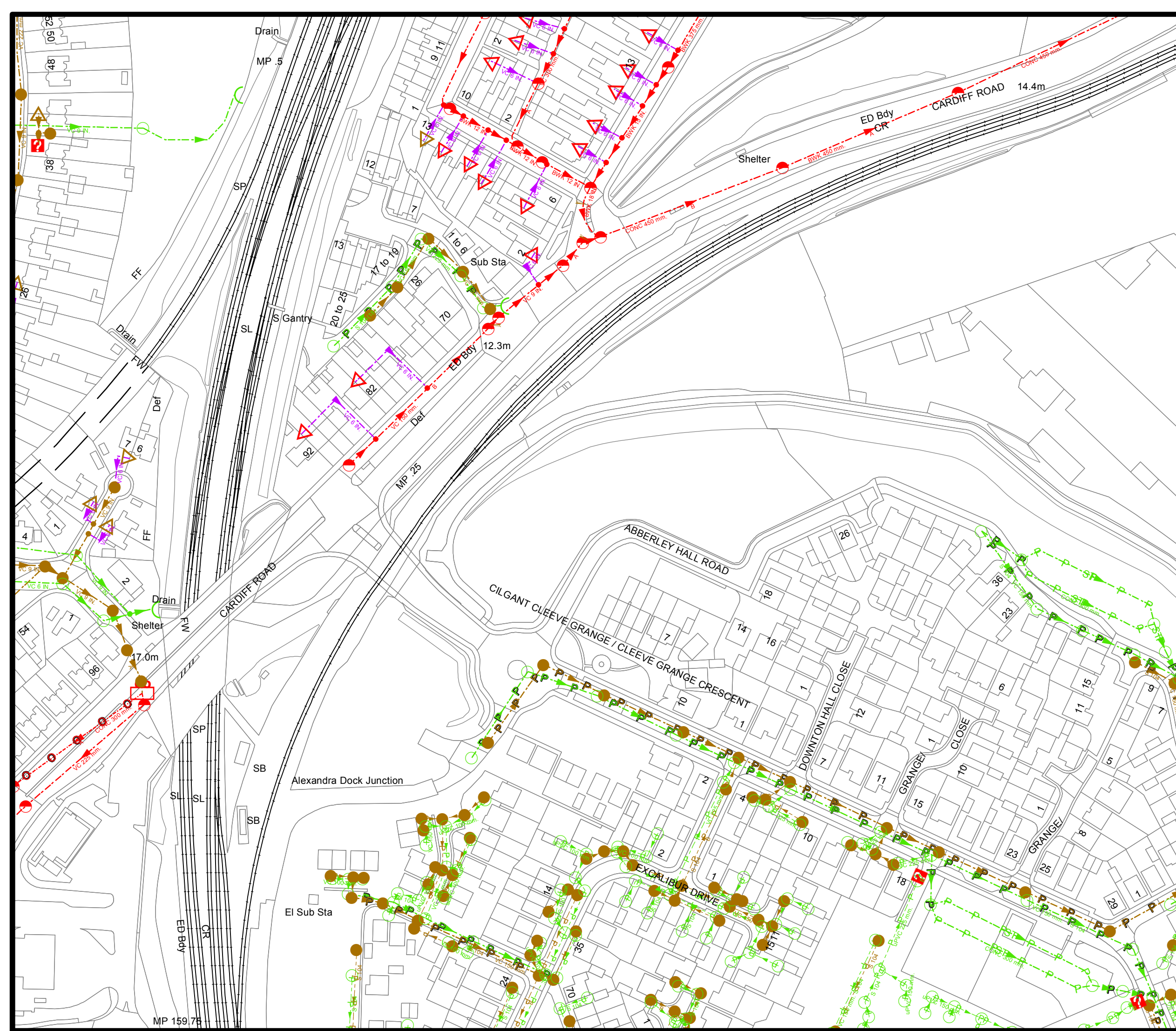
Dŵr Cymru Cyfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations 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 scale: 1:1500
Printed by: Parker Amanda
Printed on: 25 May 2018



Appendix E: NRW Flood Risk Maps

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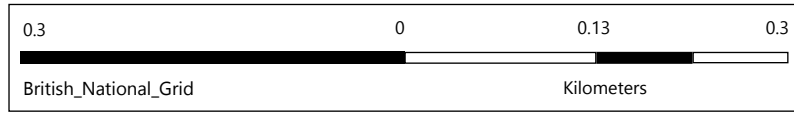
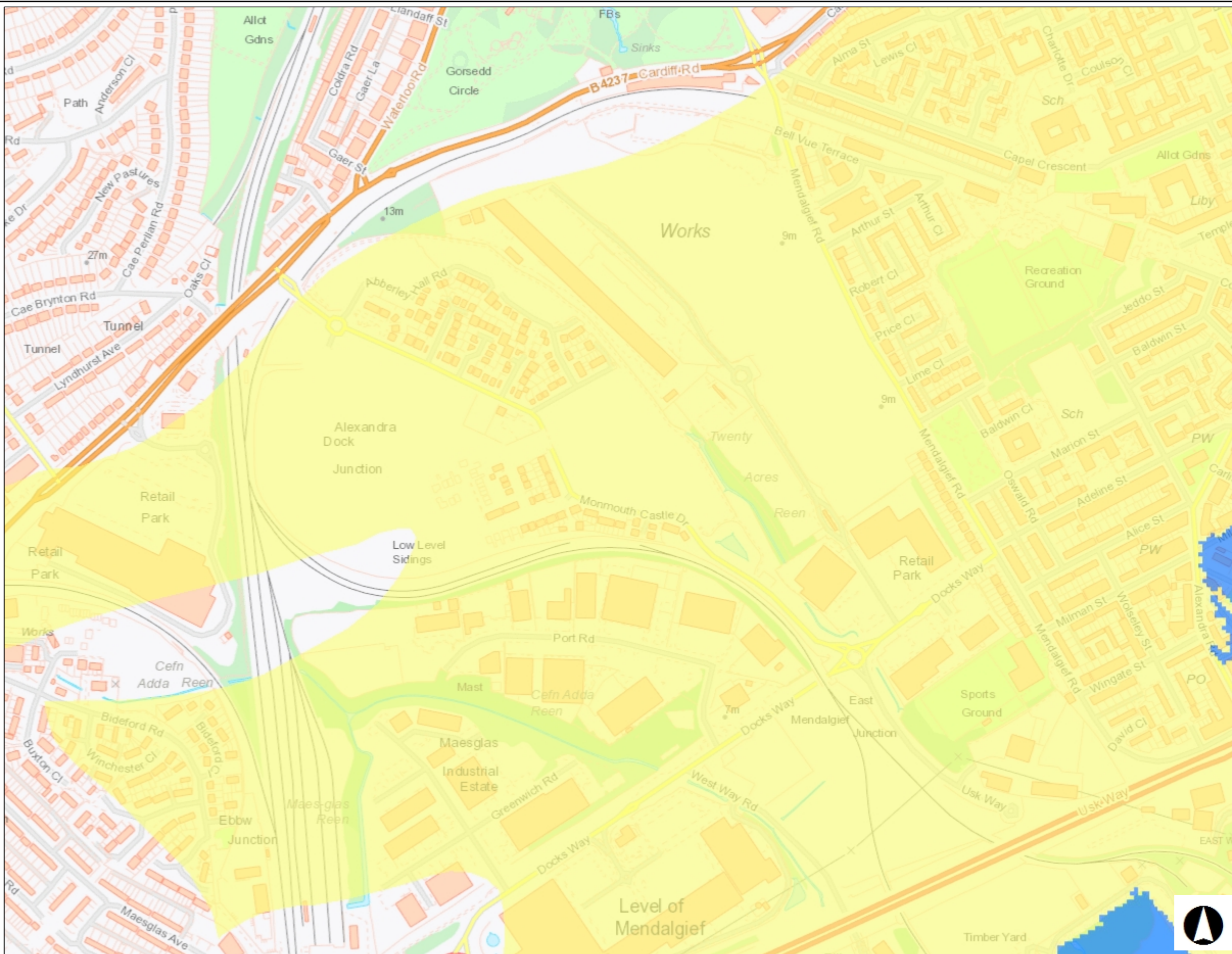
Map Perygl Llifogydd / Flood Risk Map

Allwedd / Map Key

- Zone C1
- Zone C2
- Zone B
- Zone A

Graddfa / Scale 1:5,001

Dyddiad / Date
29/06/2020










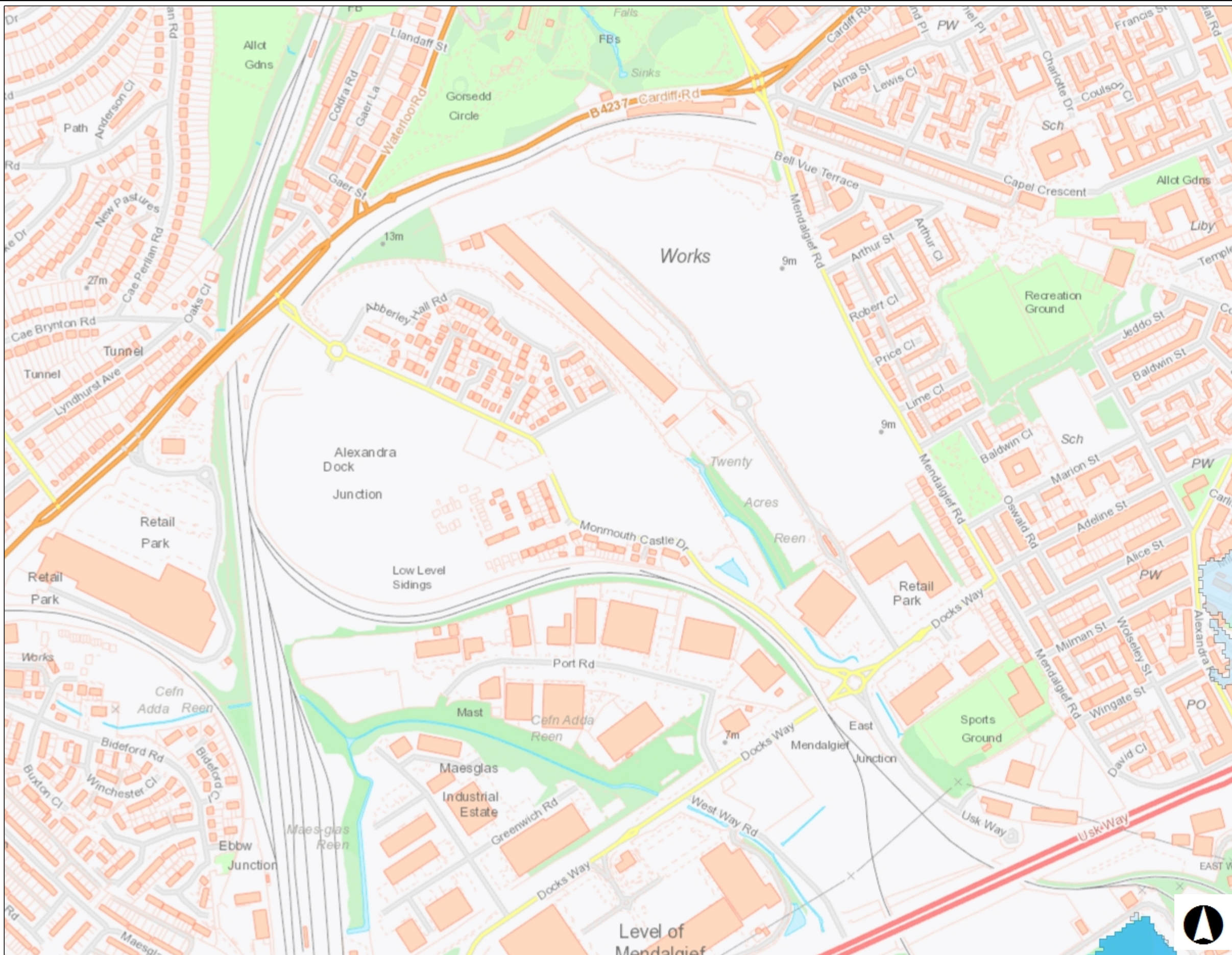
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Map Perygl Llifogydd / Flood Risk Map

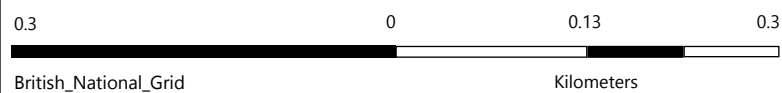
Allwedd / Map Key

-  Main Rivers
-  Flood Defences
-  Areas Benefiting from Flood Defences
-  Flood Storage Areas
-  Historic Flood Map
-  Floodmap Flood Zone 3
-  Floodmap Flood Zone 2



Graddfa / Scale 1:5,001

Dyddiad / Date
29/06/2020



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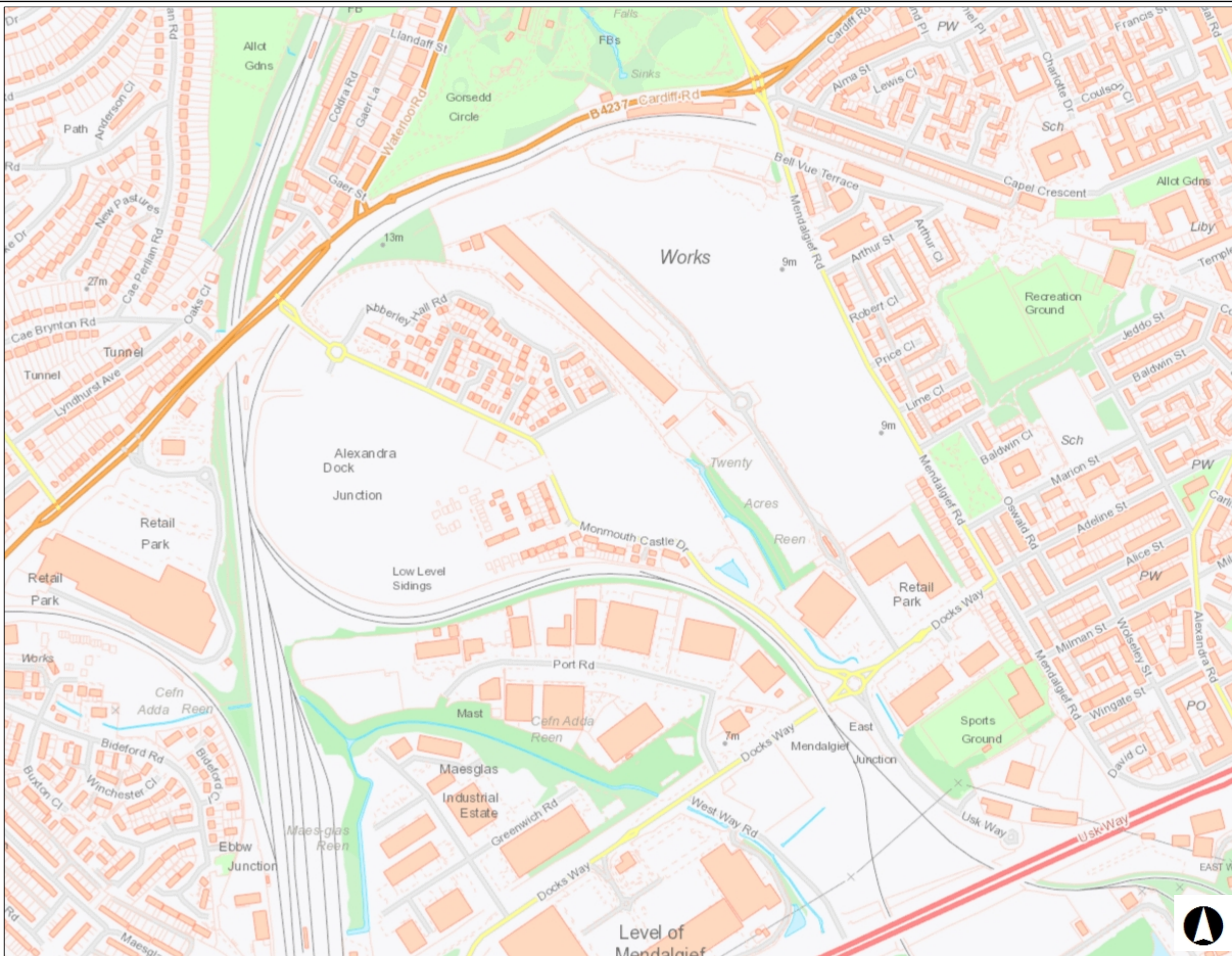
10459

Map Perygl Llifogydd / Flood Risk Map

Allwedd / Map Key

Reservoir Depths

- 0 - 0.3m
- 0.3 - 2.0m
- Greater than 2.0m



Graddfa / Scale 1: 5,001

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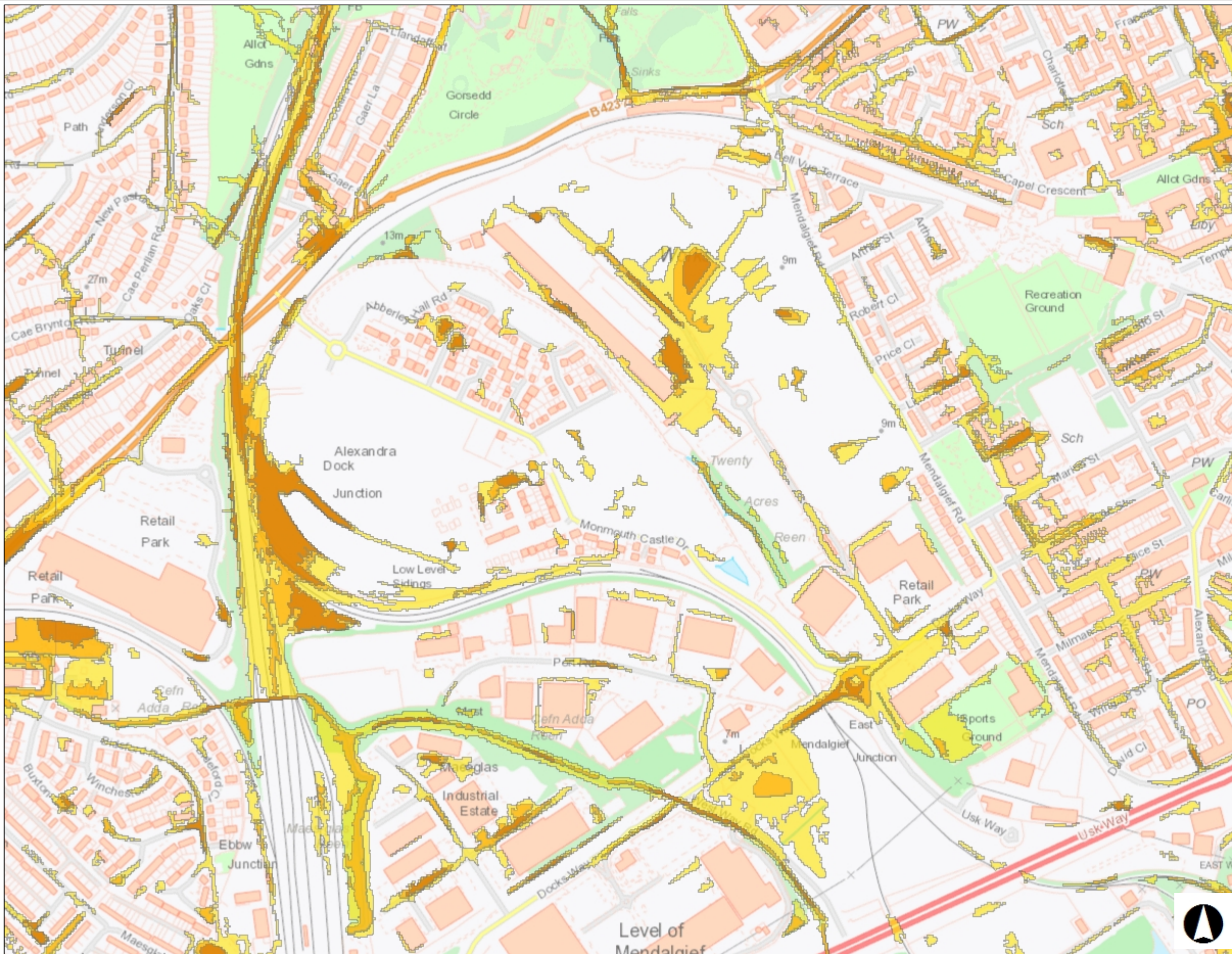
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Map Perygl Llifogydd / Flood Risk Map

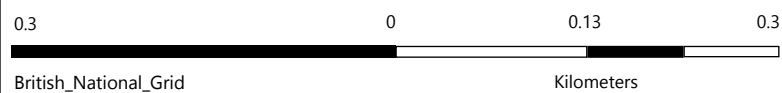
Allwedd / Map Key

-  High Surface Water Flood Risk - Extent
-  Medium Surface Water Flood Risk - Extent
-  Low Surface Water Flood Risk - Extent



Graddfa / Scale 1:5,001

Dyddiad / Date
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