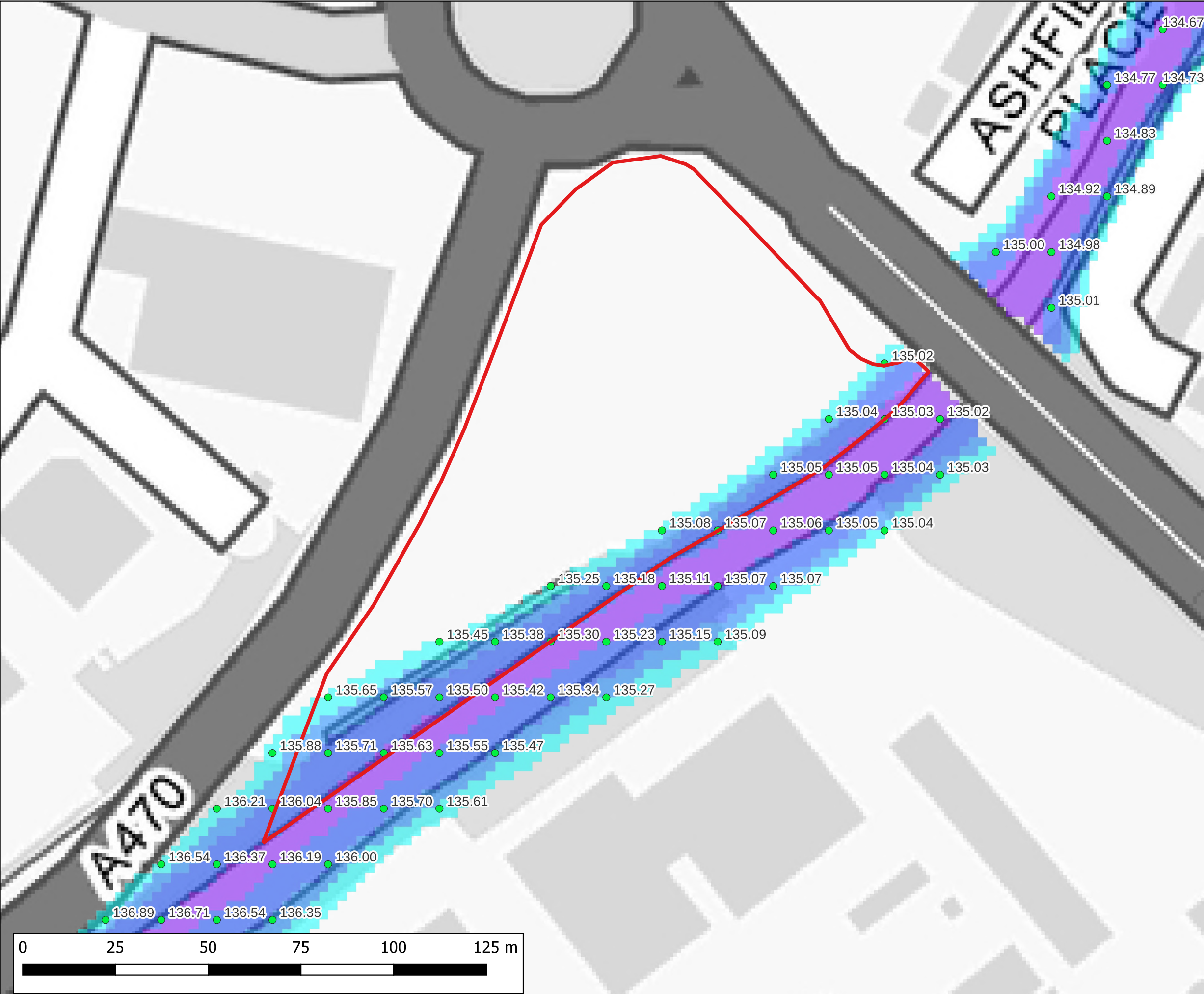


Appendix H NRW Modelled Outputs



Notes:
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.
2) Modelled Outputs taken from the 'River Usk (2010) Model'.

LEGEND

 Site Boundary

Maximum Flood Depth (m)

 <= 0.3m

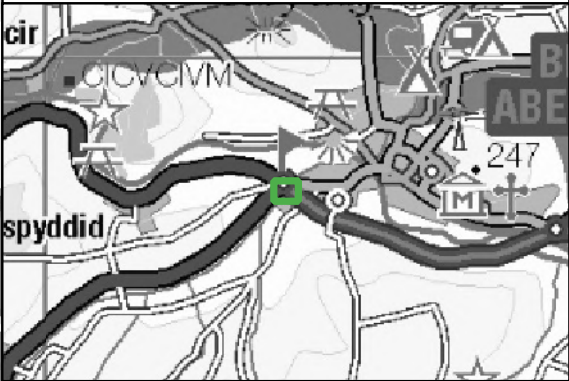
 0.3m - 0.6m

 0.6m - 1.2m

 1.2m - 2.4m

 > 2.4m

 Water levels (m AOD)



CLIENT:



SCHEME:

Kings Meadow, Brecon

PLOT TITLE:

MAXIMUM WATER LEVEL
0.1% EVENT
UNDEFENDED EVENT

PLOT STATUS:

FINAL

DATE:

24-09-2026

DRAWN:

LH

CHECKED:

JP

APPROVED:

AW

PLOT SCALE AT A3:

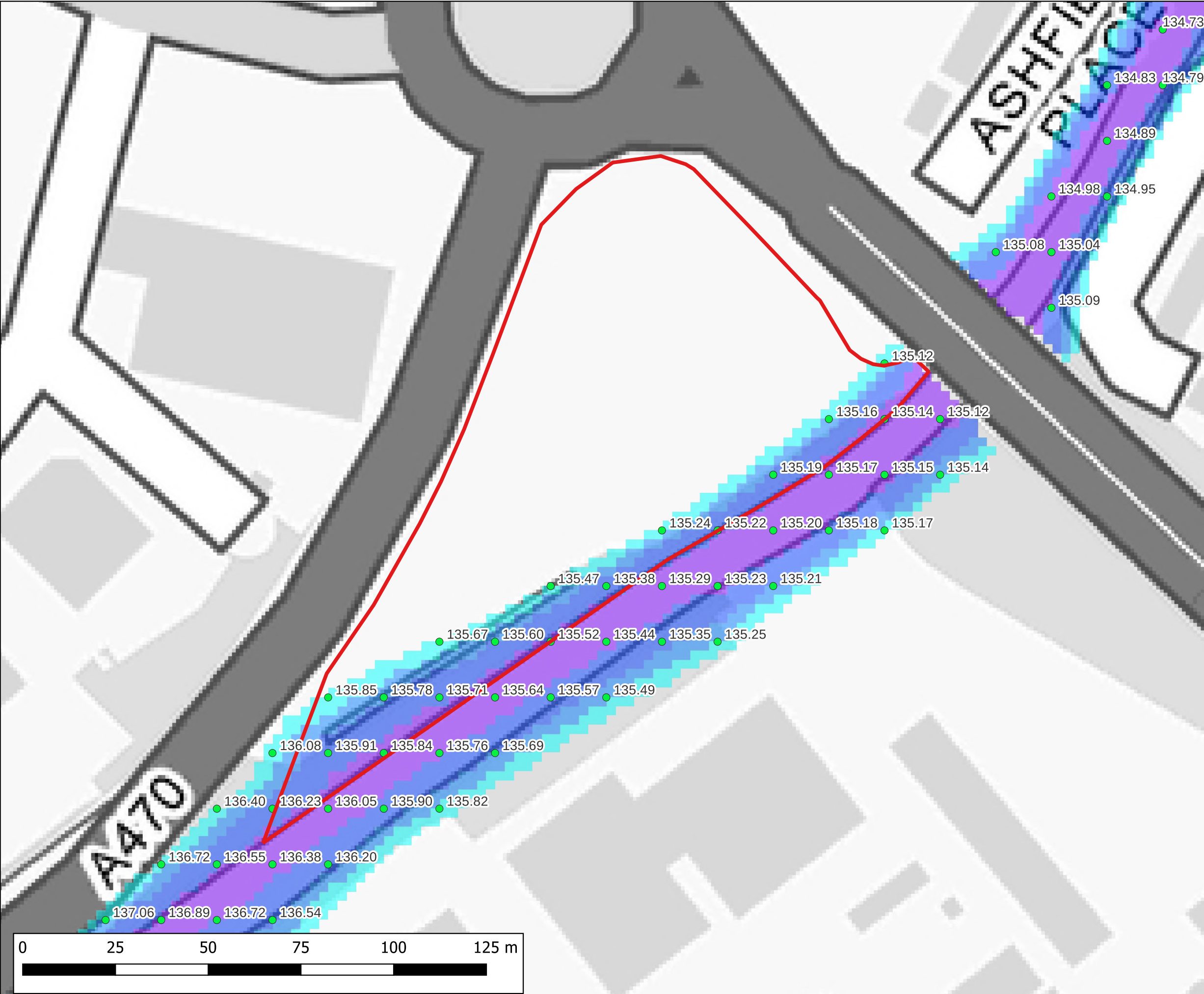
1:1000

PLOT NAME:

17891_Q100CCDEF_hMax

REVISION:

-



Notes:

1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise.

2) Modelled Outputs taken from the 'River Usk (2010) Model'.

LEGEND

Site Boundary

Maximum Flood Depth (m)

<= 0.3m

0.3m - 0.6m

0.6m - 1.2m

1.2m - 2.4m

> 2.4m

Water levels (m AOD)

CLIENT:

www.waterco.co.uk

SCHEME:

Kings Meadow, Brecon

PLOT TITLE:

MAXIMUM WATER LEVEL
0.1% EVENT
UNDEFENDED EVENT

PLOT STATUS:		DATE:	
FINAL		24-09-2026	

DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
LH	JP	AW	1:1000

PLOT NAME:	REVISION:
17891_Q100CCDEF_hMax	-

Appendix I MicroDrainage Estimates

Waterco Ltd		Page 1
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ	Kings Meadow Brecon Drainage Area 1	
Date 23/07/2026 16:08 File	Designed by LH Checked by AW	
XP Solutions	Source Control 2020.1.3	

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 402 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	140.539	0.339	4.8	101.4	0 K
30 min Summer	140.669	0.469	4.9	140.2	0 K
60 min Summer	140.811	0.611	5.1	182.9	Flood Risk
120 min Summer	140.910	0.710	5.2	212.5	Flood Risk
180 min Summer	140.957	0.757	5.3	226.4	Flood Risk
240 min Summer	140.979	0.779	5.3	233.2	Flood Risk
360 min Summer	140.988	0.788	5.3	235.7	Flood Risk
480 min Summer	140.981	0.781	5.3	233.6	Flood Risk
600 min Summer	140.969	0.769	5.3	230.1	Flood Risk
720 min Summer	140.956	0.756	5.3	226.1	Flood Risk
960 min Summer	140.928	0.728	5.2	217.8	Flood Risk
1440 min Summer	140.865	0.665	5.1	199.0	Flood Risk
2160 min Summer	140.790	0.590	5.1	176.6	Flood Risk
2880 min Summer	140.724	0.524	5.0	156.8	Flood Risk
4320 min Summer	140.602	0.402	4.8	120.4	0 K
5760 min Summer	140.506	0.306	4.7	91.5	0 K
7200 min Summer	140.433	0.233	4.6	69.7	0 K
8640 min Summer	140.378	0.178	4.6	53.2	0 K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
15 min Summer	132.435	0.0	16
30 min Summer	93.086	0.0	31
60 min Summer	62.597	0.0	62
120 min Summer	38.507	0.0	122
180 min Summer	28.835	0.0	180
240 min Summer	23.433	0.0	240
360 min Summer	17.431	0.0	342
480 min Summer	14.088	0.0	398
600 min Summer	11.926	0.0	462
720 min Summer	10.401	0.0	526
960 min Summer	8.372	0.0	662
1440 min Summer	6.127	0.0	936
2160 min Summer	4.550	0.0	1344
2880 min Summer	3.712	0.0	1732
4320 min Summer	2.789	0.0	2508
5760 min Summer	2.297	0.0	3232
7200 min Summer	1.992	0.0	3960
8640 min Summer	1.786	0.0	4664

Waterco Ltd		Page 2
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ	Kings Meadow Brecon Drainage Area 1	
Date 23/07/2026 16:08 File	Designed by LH Checked by AW	
XP Solutions		Source Control 2020.1.3

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
10080 min Summer	140.337	0.137	4.5	40.9	0 K
15 min Winter	140.539	0.339	4.8	101.4	0 K
30 min Winter	140.669	0.469	4.9	140.2	0 K
60 min Winter	140.812	0.612	5.1	183.2	Flood Risk
120 min Winter	140.913	0.713	5.2	213.3	Flood Risk
180 min Winter	140.961	0.761	5.3	227.7	Flood Risk
240 min Winter	140.985	0.785	5.3	234.9	Flood Risk
360 min Winter	140.998	0.798	5.3	238.7	Flood Risk
480 min Winter	140.986	0.786	5.3	235.0	Flood Risk
600 min Winter	140.970	0.770	5.3	230.3	Flood Risk
720 min Winter	140.952	0.752	5.3	225.1	Flood Risk
960 min Winter	140.912	0.712	5.2	212.9	Flood Risk
1440 min Winter	140.818	0.618	5.1	184.8	Flood Risk
2160 min Winter	140.699	0.499	4.9	149.2	0 K
2880 min Winter	140.596	0.396	4.8	118.5	0 K
4320 min Winter	140.424	0.224	4.6	67.0	0 K
5760 min Winter	140.308	0.108	4.5	32.1	0 K
7200 min Winter	140.251	0.051	4.4	15.1	0 K
8640 min Winter	140.245	0.045	4.0	13.4	0 K

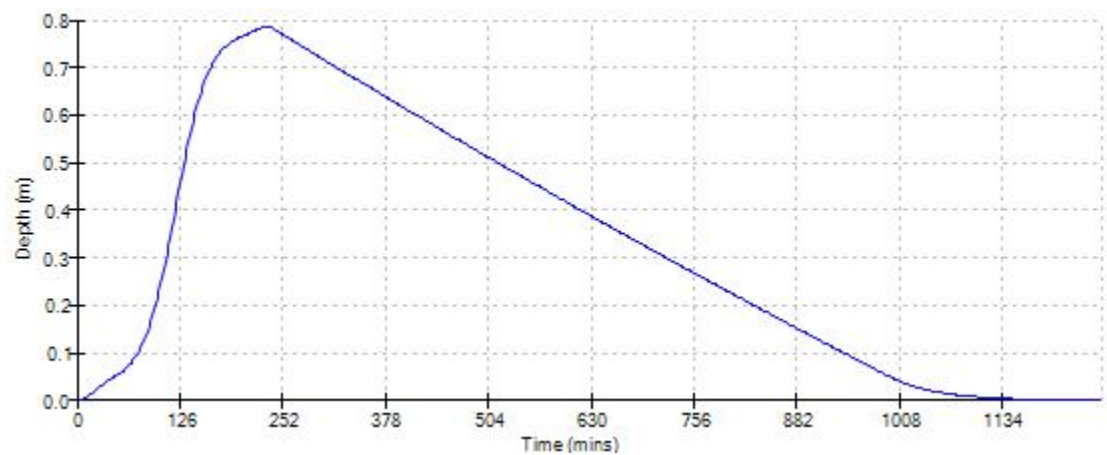
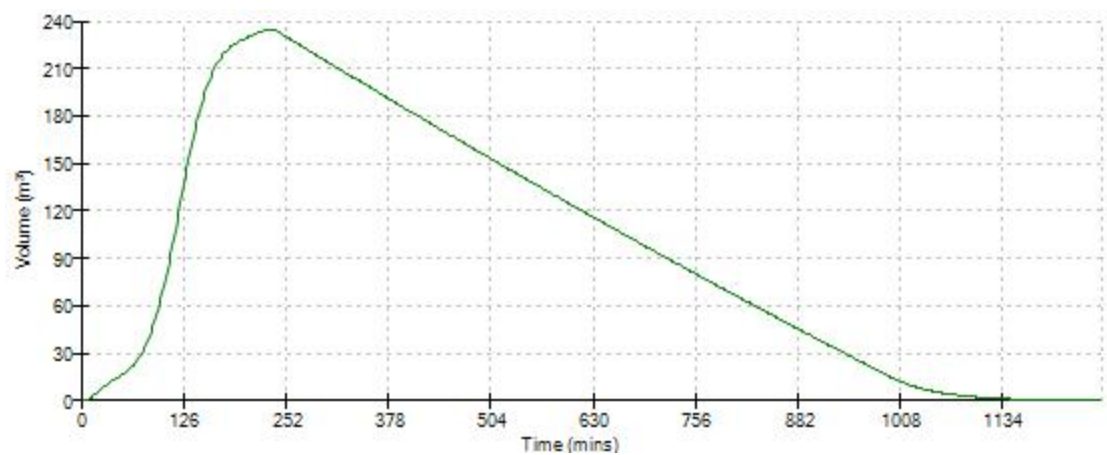
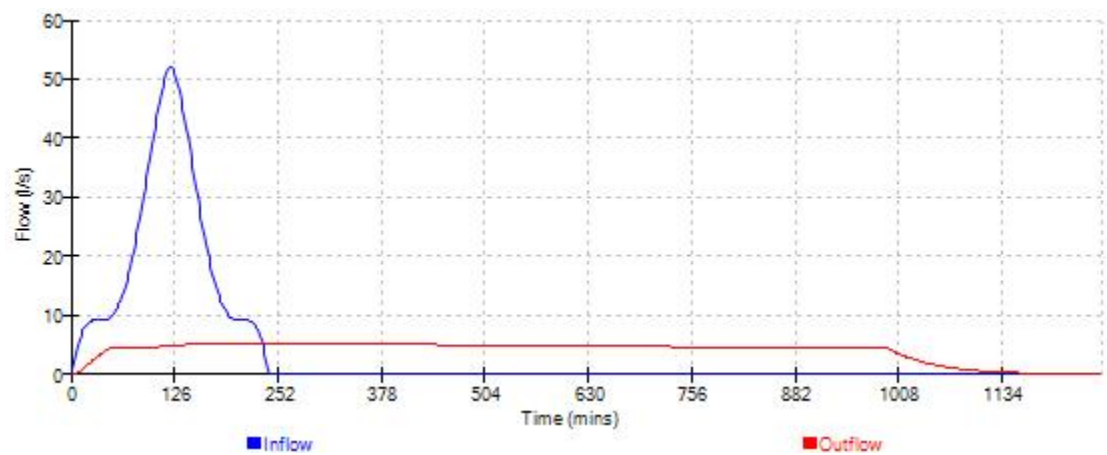
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
10080 min Summer	1.639	0.0	5344
15 min Winter	132.435	0.0	16
30 min Winter	93.086	0.0	31
60 min Winter	62.597	0.0	60
120 min Winter	38.507	0.0	118
180 min Winter	28.835	0.0	176
240 min Winter	23.433	0.0	234
360 min Winter	17.431	0.0	342
480 min Winter	14.088	0.0	442
600 min Winter	11.926	0.0	474
720 min Winter	10.401	0.0	550
960 min Winter	8.372	0.0	704
1440 min Winter	6.127	0.0	1008
2160 min Winter	4.550	0.0	1428
2880 min Winter	3.712	0.0	1840
4320 min Winter	2.789	0.0	2592
5760 min Winter	2.297	0.0	3224
7200 min Winter	1.992	0.0	3680
8640 min Winter	1.786	0.0	4328

Waterco Ltd				Page 3	
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ		Kings Meadow Brecon Drainage Area 1			
Date 23/07/2026 16:08 File		Designed by LH Checked by AW			
XP Solutions		Source Control 2020.1.3			
Summary of Results for 100 year Return Period (+40%)					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
10080 min Winter	140.242	0.042	3.7	12.4	0 K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)		
10080 min Winter	1.639	0.0	5136		
©1982-2020 Innovyze					

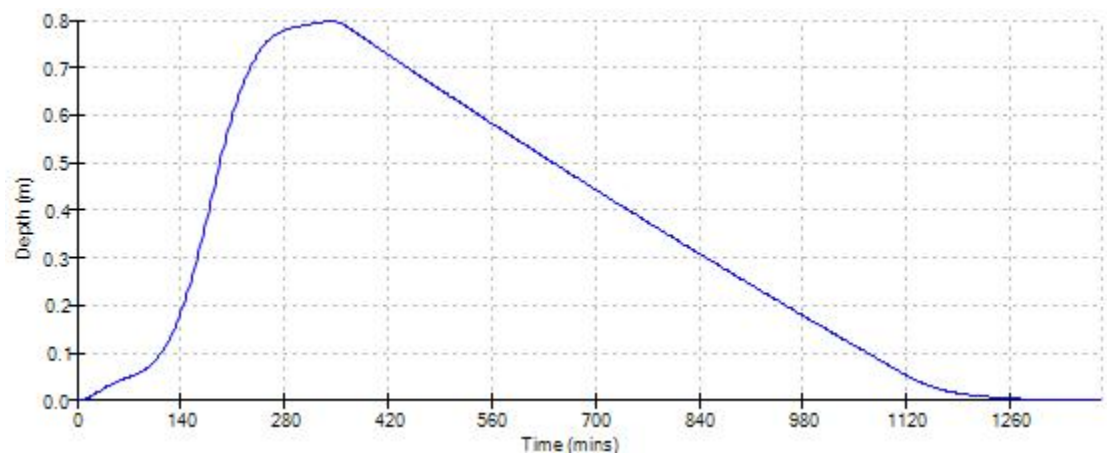
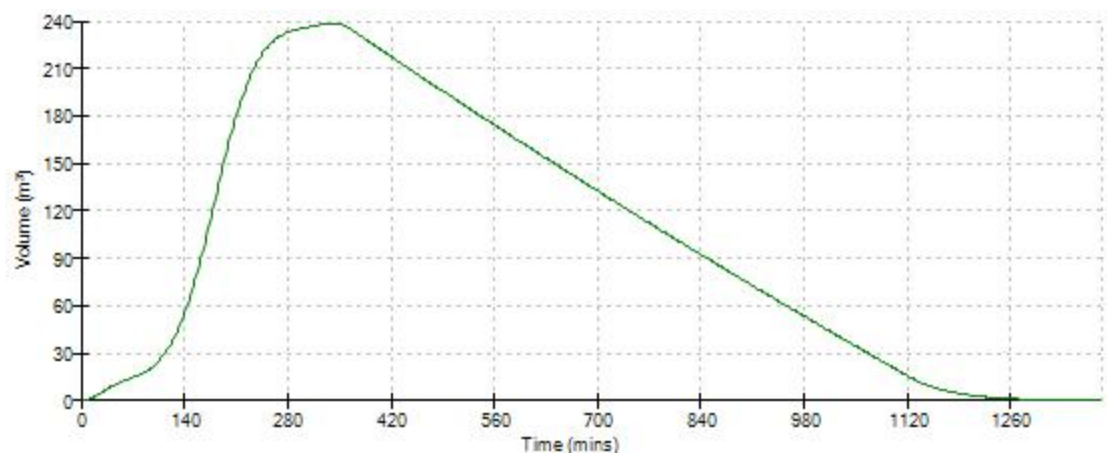
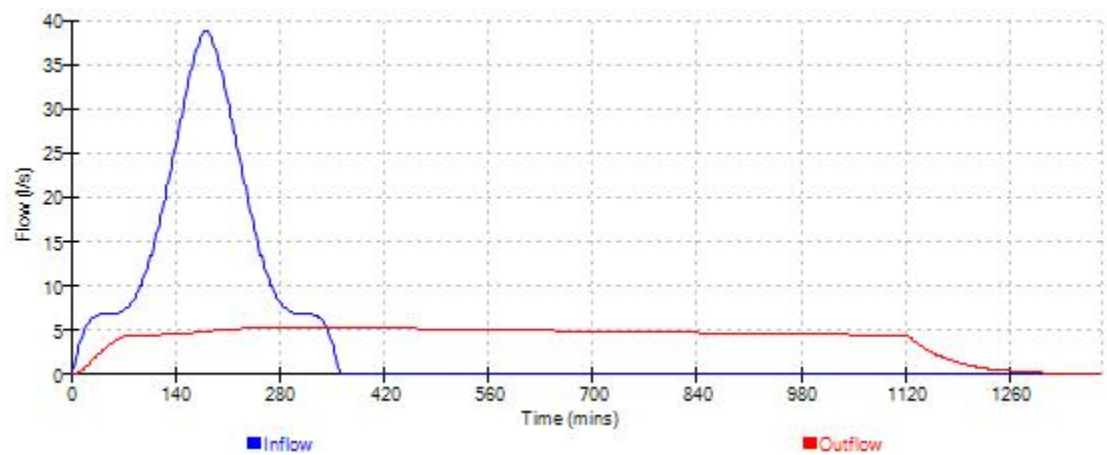
Waterco Ltd		Page 4																																	
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ	Kings Meadow Brecon Drainage Area 1																																		
Date 23/07/2026 16:08 File	Designed by LH Checked by AW																																		
XP Solutions																																			
Source Control 2020.1.3																																			
<u>Rainfall Details</u> <table> <tr> <td>Rainfall Model</td> <td>FEH</td> </tr> <tr> <td>Return Period (years)</td> <td>100</td> </tr> <tr> <td>FEH Rainfall Version</td> <td>2013</td> </tr> <tr> <td>Site Location</td> <td>GB 303191 228270 SO 03191 28270</td> </tr> <tr> <td>Data Type</td> <td>Point</td> </tr> <tr> <td>Summer Storms</td> <td>Yes</td> </tr> <tr> <td>Winter Storms</td> <td>Yes</td> </tr> <tr> <td>Cv (Summer)</td> <td>1.000</td> </tr> <tr> <td>Cv (Winter)</td> <td>1.000</td> </tr> <tr> <td>Shortest Storm (mins)</td> <td>15</td> </tr> <tr> <td>Longest Storm (mins)</td> <td>10080</td> </tr> <tr> <td>Climate Change %</td> <td>+40</td> </tr> </table> <u>Time Area Diagram</u> Total Area (ha) 0.317 <table> <thead> <tr> <th colspan="2">Time (mins)</th> <th>Area</th> </tr> <tr> <th>From:</th> <th>To:</th> <th>(ha)</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0.317</td> </tr> </tbody> </table>			Rainfall Model	FEH	Return Period (years)	100	FEH Rainfall Version	2013	Site Location	GB 303191 228270 SO 03191 28270	Data Type	Point	Summer Storms	Yes	Winter Storms	Yes	Cv (Summer)	1.000	Cv (Winter)	1.000	Shortest Storm (mins)	15	Longest Storm (mins)	10080	Climate Change %	+40	Time (mins)		Area	From:	To:	(ha)	0	1	0.317
Rainfall Model	FEH																																		
Return Period (years)	100																																		
FEH Rainfall Version	2013																																		
Site Location	GB 303191 228270 SO 03191 28270																																		
Data Type	Point																																		
Summer Storms	Yes																																		
Winter Storms	Yes																																		
Cv (Summer)	1.000																																		
Cv (Winter)	1.000																																		
Shortest Storm (mins)	15																																		
Longest Storm (mins)	10080																																		
Climate Change %	+40																																		
Time (mins)		Area																																	
From:	To:	(ha)																																	
0	1	0.317																																	
©1982-2020 Innovyze																																			

Waterco Ltd		Page 5
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ	Kings Meadow Brecon Drainage Area 1	
Date 23/07/2026 16:08 File	Designed by LH Checked by AW	
XP Solutions		
Source Control 2020.1.3		
Model Details Storage is Online Cover Level (m) 141.000 Trench Soakaway Structure Infiltration Coefficient Base (m/hr) 0.24804 Infiltration Coefficient Side (m/hr) 0.24804 Safety Factor 5.0 Porosity 0.95 Invert Level (m) 140.200 Trench Width (m) 9.0 Trench Length (m) 35.0 Slope (1:X) 100000.0 Cap Volume Depth (m) 0.000 Cap Infiltration Depth (m) 0.000		
©1982-2020 Innovyze		

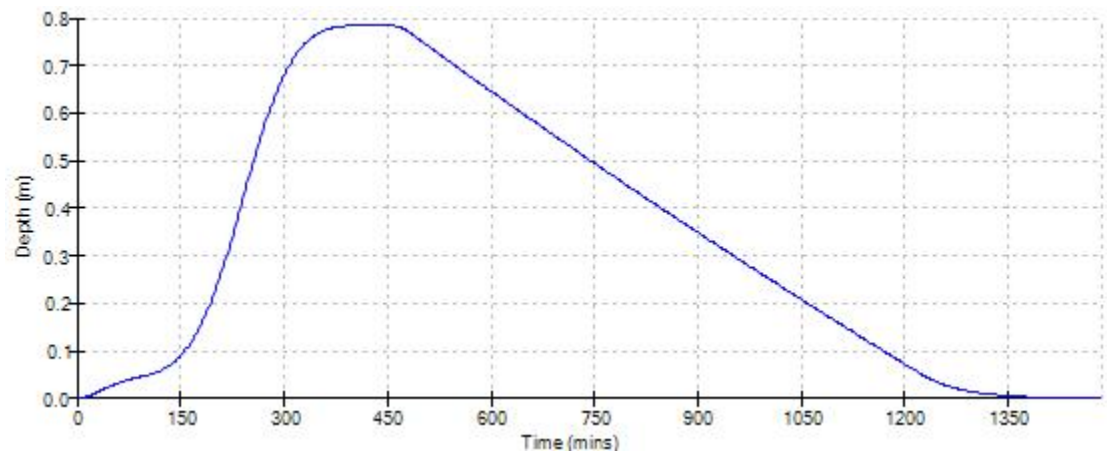
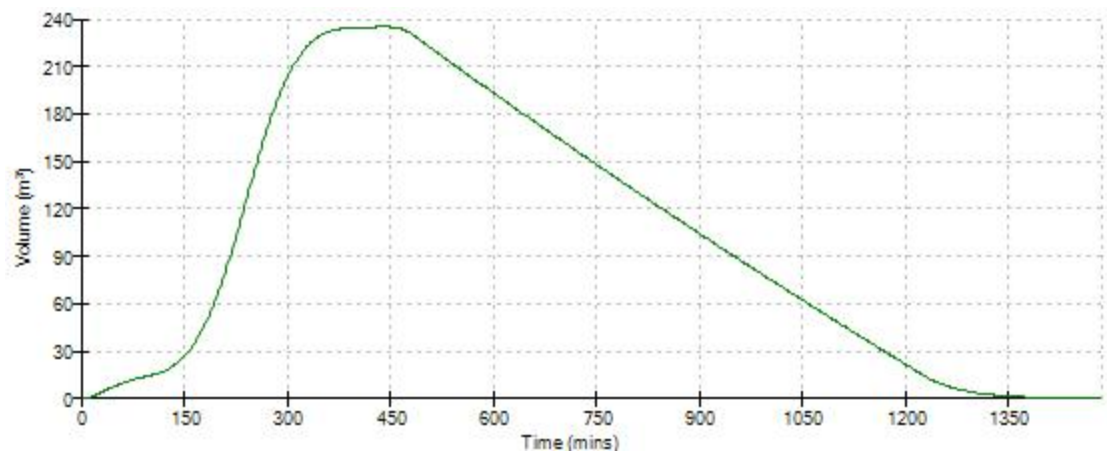
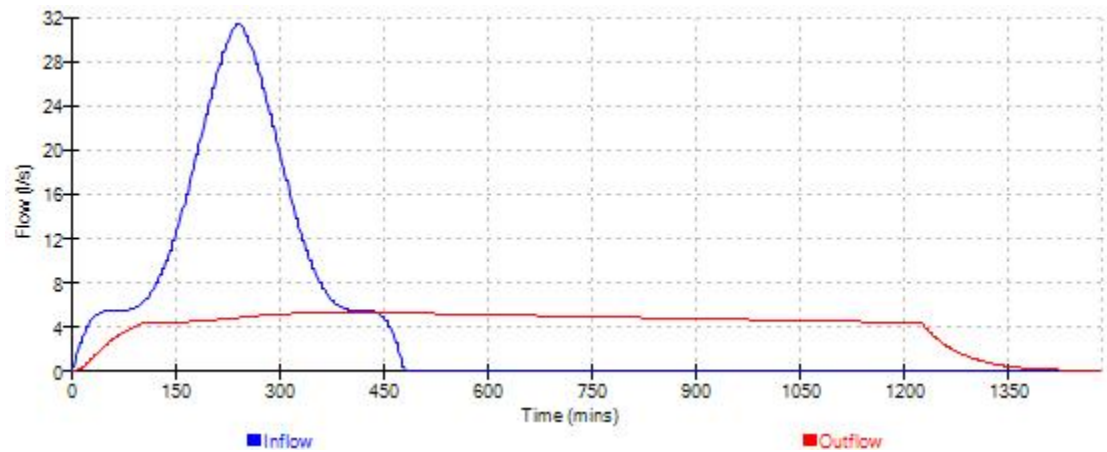
Event: 240 min Winter



Event: 360 min Winter



Event: 480 min Winter



Waterco Ltd		Page 1
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ	Kings Meadow Brecon Drainage Area 2	
Date 23/07/2026 16:23 File	Designed by LH Checked by AW	
XP Solutions		Source Control 2020.1.3

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 400 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	140.532	0.332	5.8	122.8	0 K
30 min Summer	140.658	0.458	6.0	169.7	0 K
60 min Summer	140.798	0.598	6.2	221.4	Flood Risk
120 min Summer	140.894	0.694	6.3	257.1	Flood Risk
180 min Summer	140.939	0.739	6.4	273.9	Flood Risk
240 min Summer	140.961	0.761	6.4	282.0	Flood Risk
360 min Summer	140.969	0.769	6.4	284.9	Flood Risk
480 min Summer	140.962	0.762	6.4	282.2	Flood Risk
600 min Summer	140.950	0.750	6.4	277.8	Flood Risk
720 min Summer	140.937	0.737	6.4	272.9	Flood Risk
960 min Summer	140.909	0.709	6.3	262.7	Flood Risk
1440 min Summer	140.847	0.647	6.2	239.7	Flood Risk
2160 min Summer	140.773	0.573	6.1	212.1	Flood Risk
2880 min Summer	140.707	0.507	6.1	187.7	Flood Risk
4320 min Summer	140.586	0.386	5.9	142.8	0 K
5760 min Summer	140.490	0.290	5.8	107.5	0 K
7200 min Summer	140.418	0.218	5.7	80.8	0 K
8640 min Summer	140.365	0.165	5.6	60.9	0 K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
15 min Summer	132.435	0.0	16
30 min Summer	93.086	0.0	31
60 min Summer	62.597	0.0	62
120 min Summer	38.507	0.0	122
180 min Summer	28.835	0.0	180
240 min Summer	23.433	0.0	240
360 min Summer	17.431	0.0	344
480 min Summer	14.088	0.0	398
600 min Summer	11.926	0.0	462
720 min Summer	10.401	0.0	526
960 min Summer	8.372	0.0	662
1440 min Summer	6.127	0.0	936
2160 min Summer	4.550	0.0	1344
2880 min Summer	3.712	0.0	1732
4320 min Summer	2.789	0.0	2508
5760 min Summer	2.297	0.0	3232
7200 min Summer	1.992	0.0	3960
8640 min Summer	1.786	0.0	4664

Waterco Ltd		Page 2
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ	Kings Meadow Brecon Drainage Area 2	
Date 23/07/2026 16:23 File	Designed by LH Checked by AW	
XP Solutions		Source Control 2020.1.3

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
10080 min Summer	140.325	0.125	5.5	46.3	0 K
15 min Winter	140.532	0.332	5.8	122.8	0 K
30 min Winter	140.658	0.458	6.0	169.7	0 K
60 min Winter	140.799	0.599	6.2	221.7	Flood Risk
120 min Winter	140.897	0.697	6.3	258.1	Flood Risk
180 min Winter	140.944	0.744	6.4	275.4	Flood Risk
240 min Winter	140.967	0.767	6.4	284.1	Flood Risk
360 min Winter	140.979	0.779	6.4	288.4	Flood Risk
480 min Winter	140.966	0.766	6.4	283.9	Flood Risk
600 min Winter	140.951	0.751	6.4	278.0	Flood Risk
720 min Winter	140.933	0.733	6.4	271.6	Flood Risk
960 min Winter	140.893	0.693	6.3	256.6	Flood Risk
1440 min Winter	140.799	0.599	6.2	222.0	Flood Risk
2160 min Winter	140.681	0.481	6.0	178.1	0 K
2880 min Winter	140.578	0.378	5.9	140.1	0 K
4320 min Winter	140.408	0.208	5.7	77.1	0 K
5760 min Winter	140.295	0.095	5.5	35.3	0 K
7200 min Winter	140.249	0.049	5.4	18.1	0 K
8640 min Winter	140.244	0.044	4.8	16.2	0 K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
10080 min Summer	1.639	0.0	5344
15 min Winter	132.435	0.0	16
30 min Winter	93.086	0.0	31
60 min Winter	62.597	0.0	60
120 min Winter	38.507	0.0	118
180 min Winter	28.835	0.0	176
240 min Winter	23.433	0.0	234
360 min Winter	17.431	0.0	342
480 min Winter	14.088	0.0	442
600 min Winter	11.926	0.0	474
720 min Winter	10.401	0.0	550
960 min Winter	8.372	0.0	704
1440 min Winter	6.127	0.0	1008
2160 min Winter	4.550	0.0	1428
2880 min Winter	3.712	0.0	1820
4320 min Winter	2.789	0.0	2552
5760 min Winter	2.297	0.0	3176
7200 min Winter	1.992	0.0	3672
8640 min Winter	1.786	0.0	4400

Waterco Ltd				Page 3	
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ		Kings Meadow Brecon Drainage Area 2			
Date 23/07/2026 16:23 File		Designed by LH Checked by AW			
XP Solutions		Source Control 2020.1.3			
Summary of Results for 100 year Return Period (+40%)					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
10080 min Winter	140.241	0.041	4.4	14.9	0 K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)		
10080 min Winter	1.639	0.0	5032		
©1982-2020 Innovyze					

Waterco Ltd		Page 4
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ	Kings Meadow Brecon Drainage Area 2	
Date 23/07/2026 16:23 File	Designed by LH Checked by AW	
XP Solutions Source Control 2020.1.3		

Rainfall Details

Rainfall Model	FEH
Return Period (years)	100
FEH Rainfall Version	2013
Site Location	GB 303191 228270 SO 03191 28270
Data Type	Point
Summer Storms	Yes
Winter Storms	Yes
Cv (Summer)	1.000
Cv (Winter)	1.000
Shortest Storm (mins)	15
Longest Storm (mins)	10080
Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.384

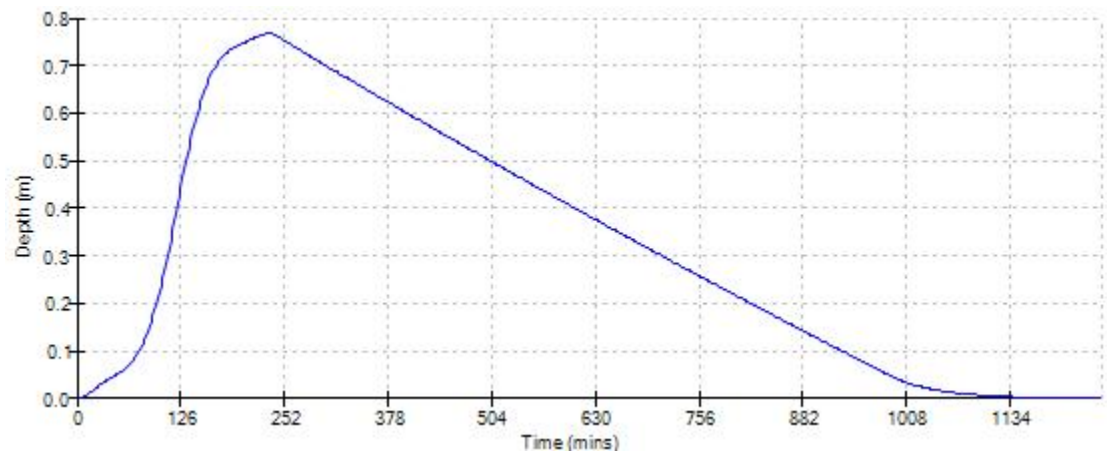
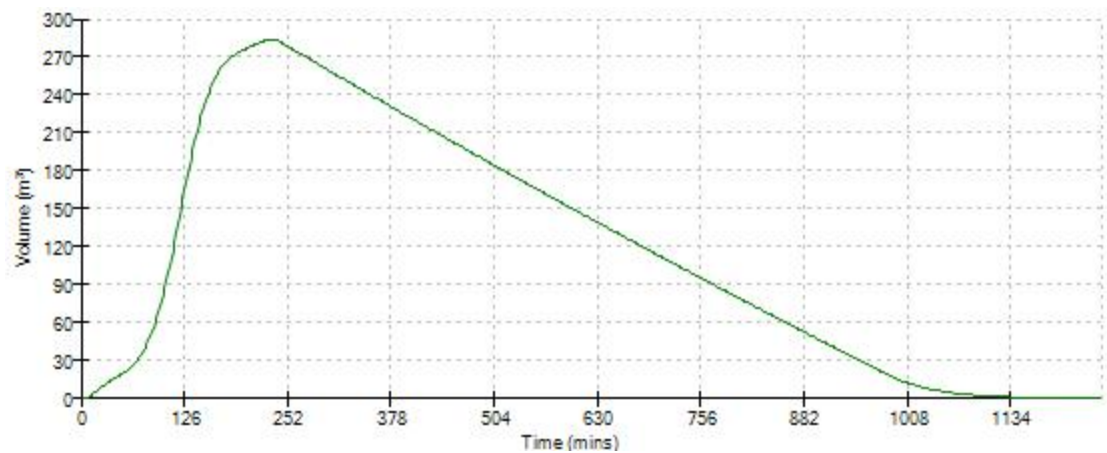
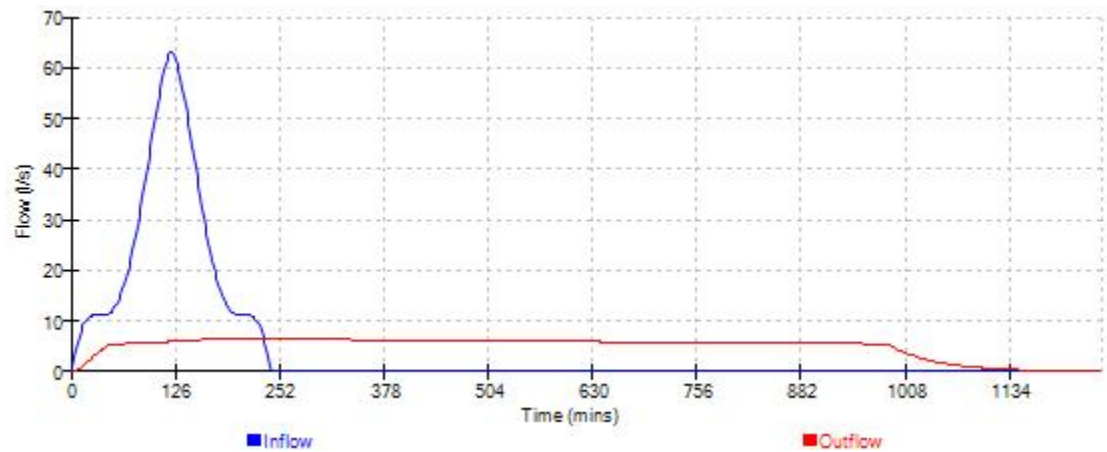
Time (mins)		Area
From:	To:	(ha)
0	1	0.384

©1982-2020 Innovyze

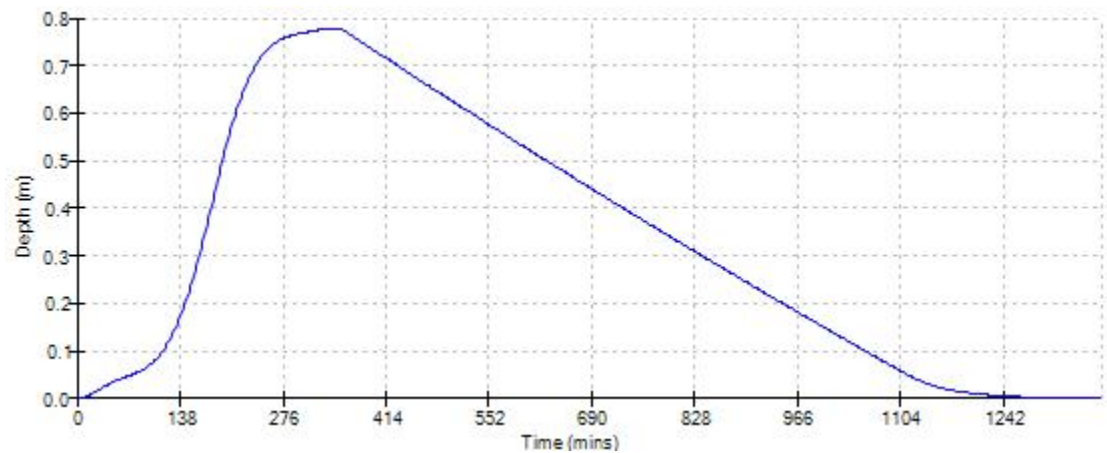
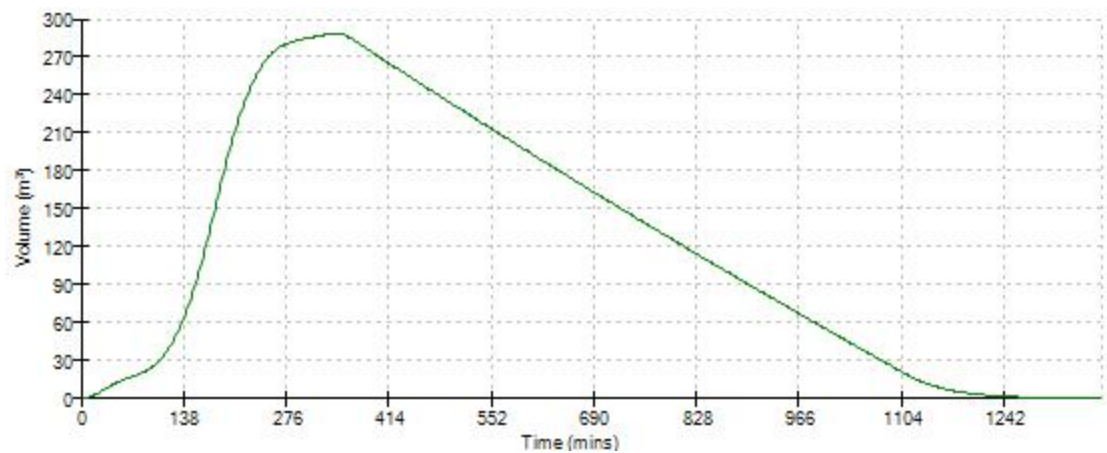
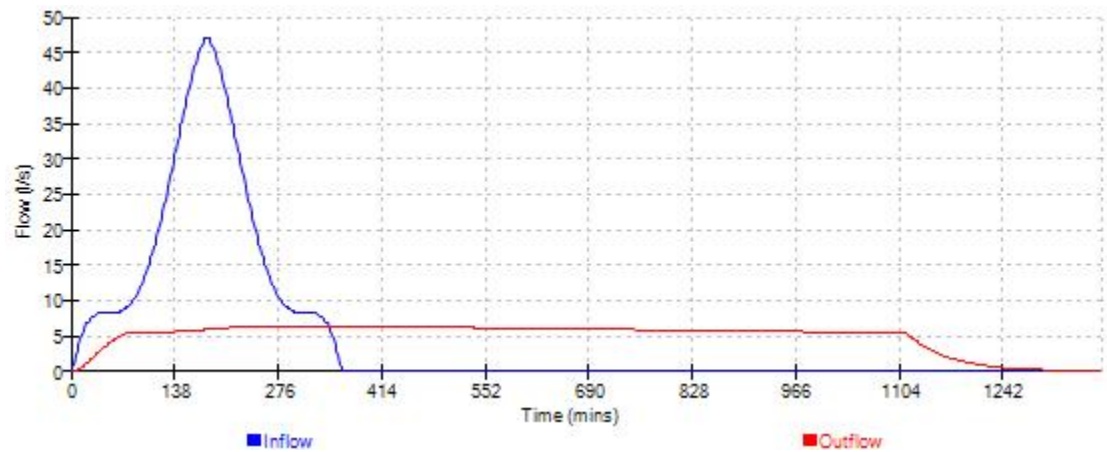
Waterco Ltd		Page 5
Eden Court	Kings Meadow	
Lon Parcwr Business Park	Brecon	
Denbighshire LL15 1NJ	Drainage Area 2	
Date 23/07/2026 16:23	Designed by LH	
File	Checked by AW	
XP Solutions	Source Control 2020.1.3	
Model Details Storage is Online Cover Level (m) 141.000 Trench Soakaway Structure Infiltration Coefficient Base (m/hr) 0.24804 Infiltration Coefficient Side (m/hr) 0.24804 Safety Factor 5.0 Porosity 0.95 Invert Level (m) 140.200 Trench Width (m) 10.0 Trench Length (m) 39.0 Slope (1:X) 100000.0 Cap Volume Depth (m) 0.000 Cap Infiltration Depth (m) 0.000		
©1982-2020 Innovyze		

Waterco Ltd		Page 6
Eden Court Lon Parcwr Business Park Denbighshire LL15 1NJ	Kings Meadow Brecon Drainage Area 2	
Date 23/07/2026 16:23 File	Designed by LH Checked by AW	
XP Solutions	Source Control 2020.1.3	

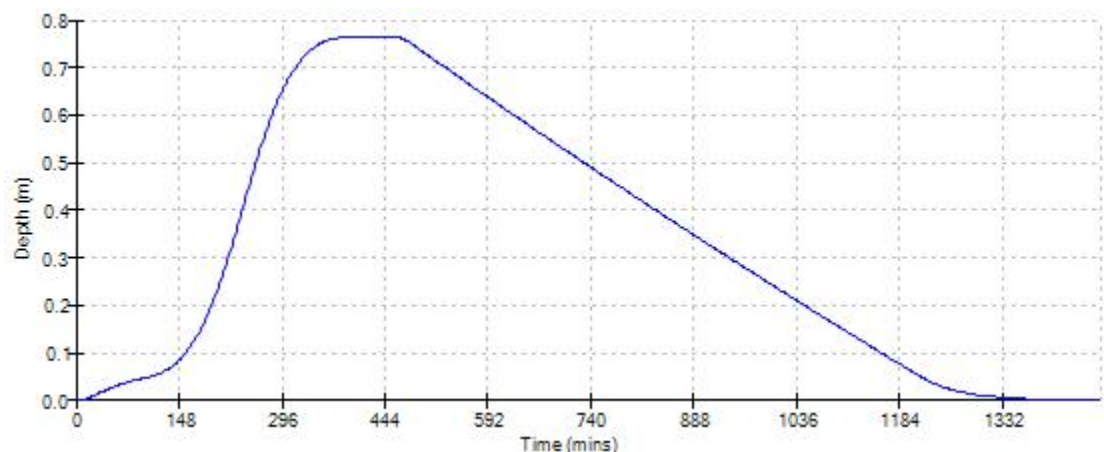
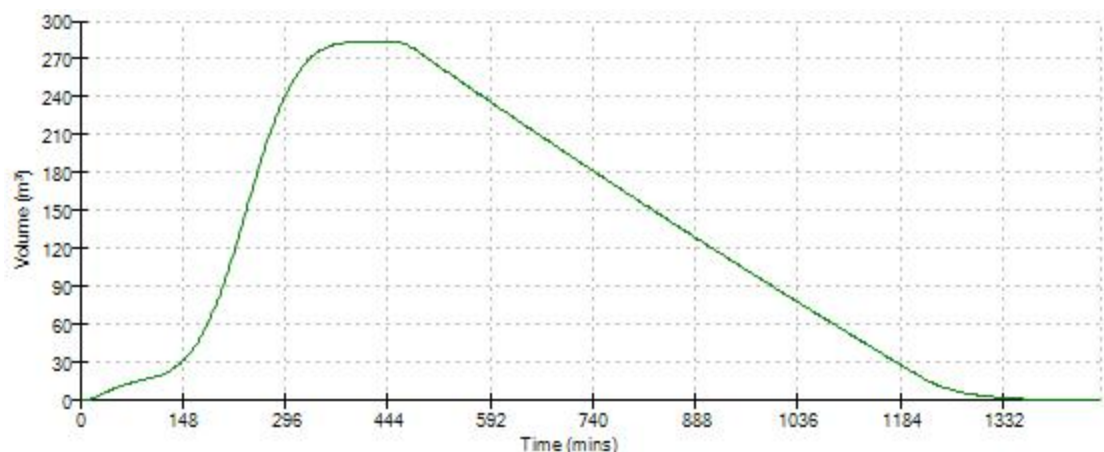
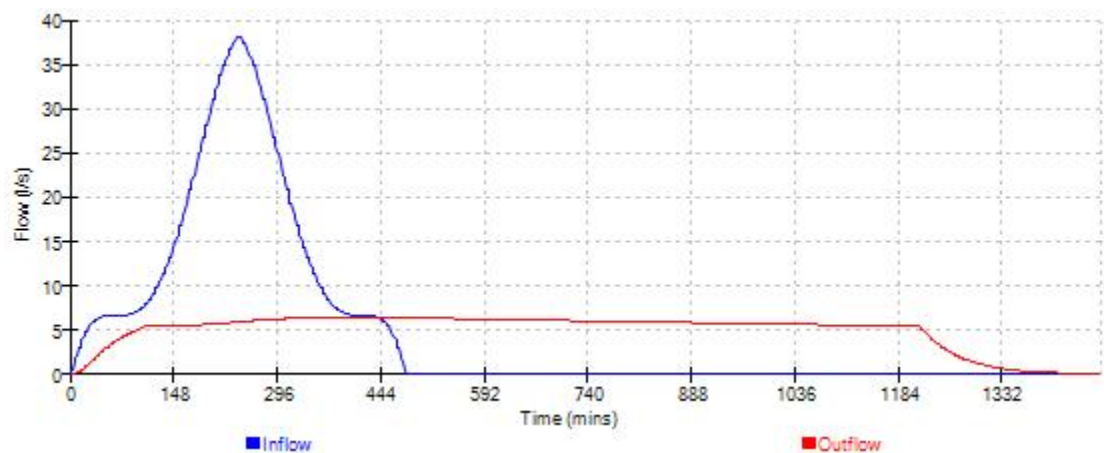
Event: 240 min Winter



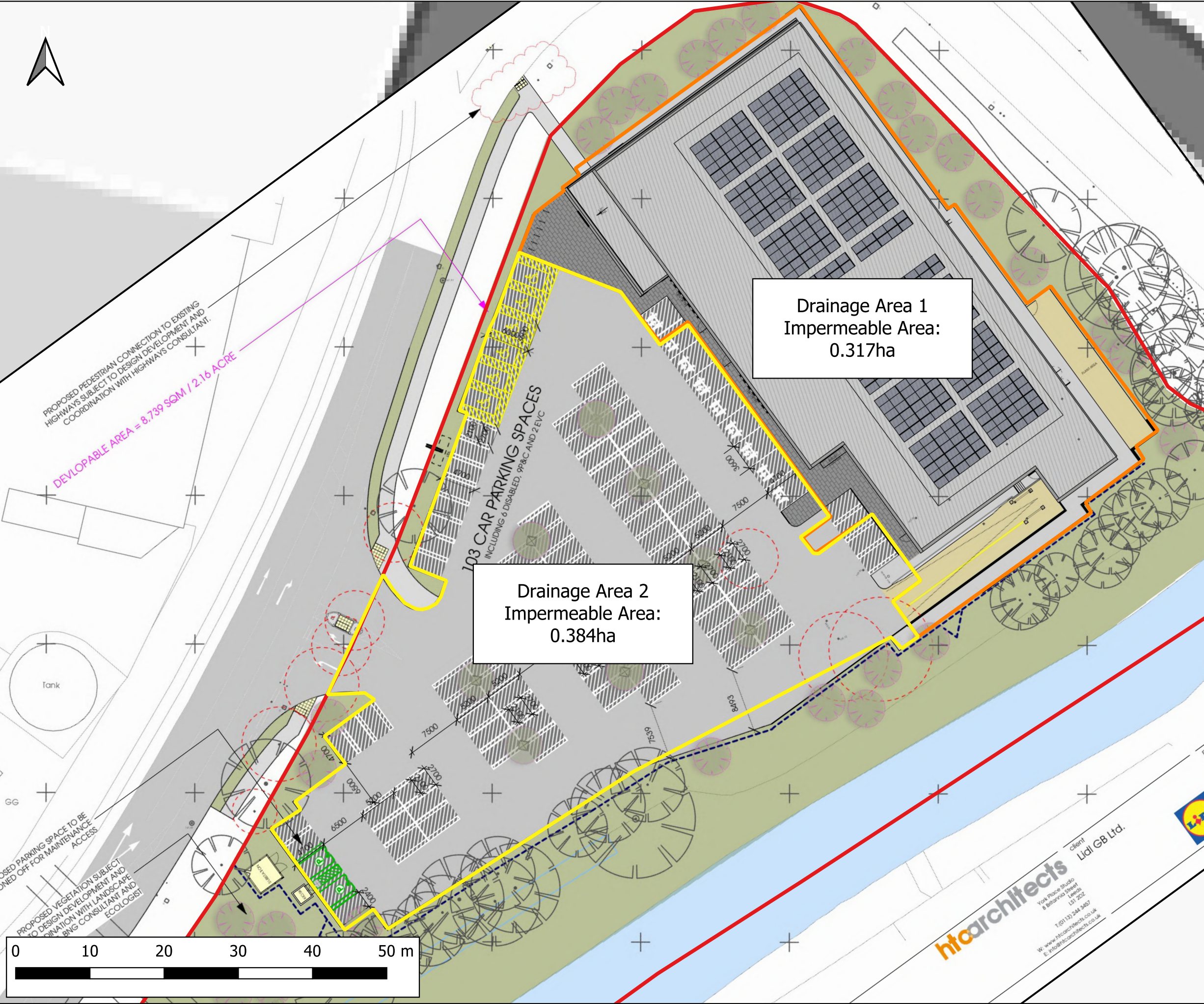
Event: 360 min Winter



Event: 480 min Winter



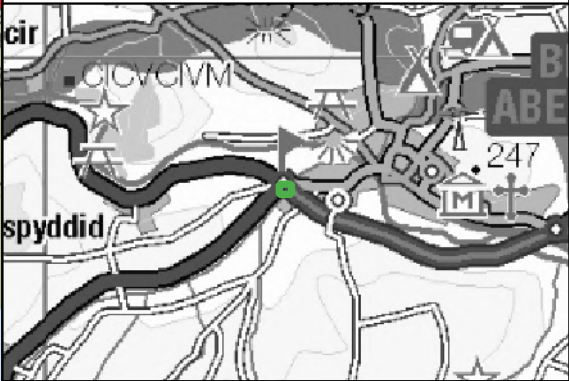
Appendix J Drainage Area Plan



Notes:
1) All dimensions in millimetres and all levels in metres above ordnance datum unless shown otherwise.
2) This drawing is an ammendment of the 'Proposed Setting Out Site Plan' by 'HTC Architects'. This drawing provides a concept only and is not intended for detailed design.

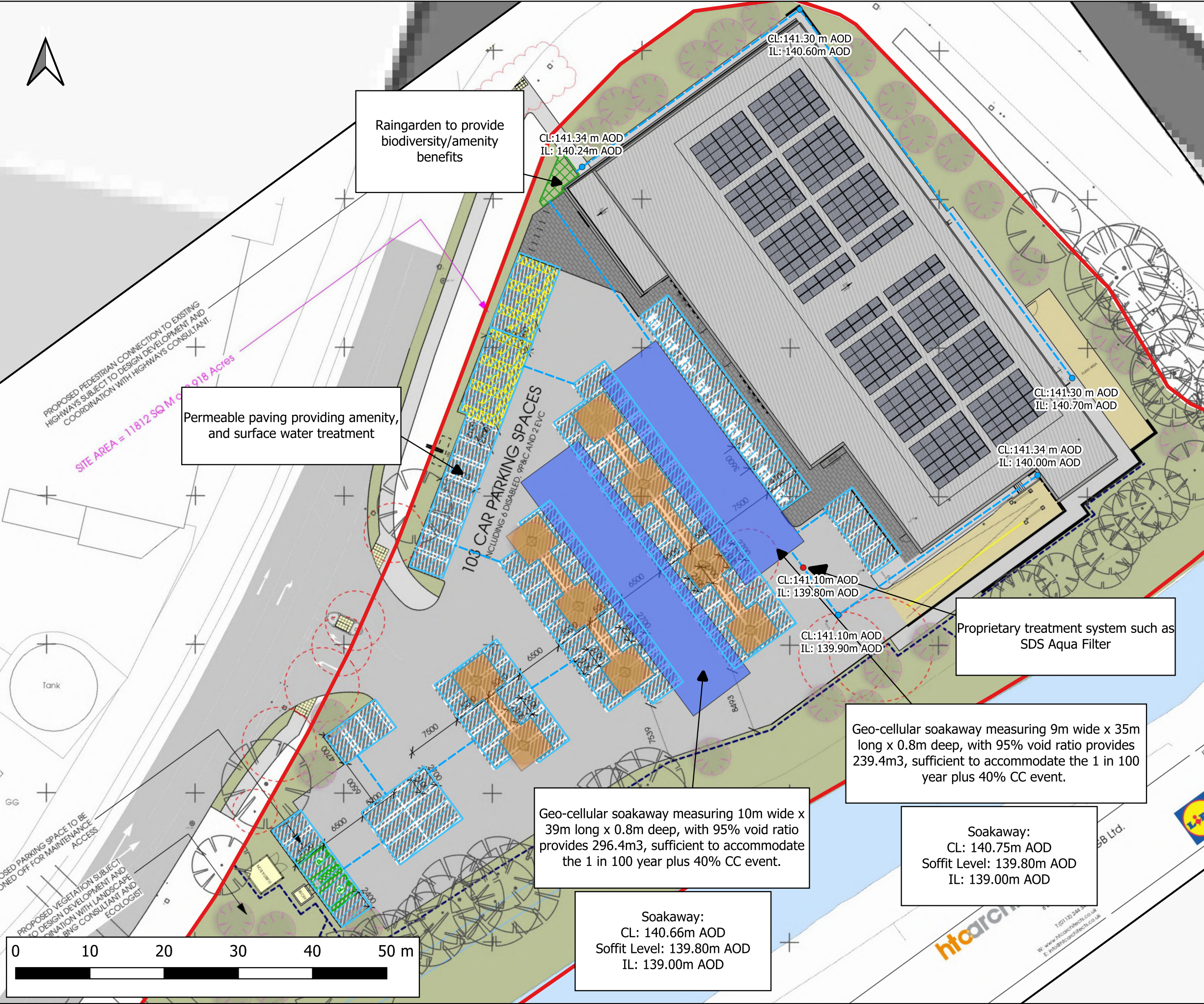
LEGEND

- Site Boundary
- Drainage Area 1
- Drainage Area 2



CLIENT:			
		 www.waterco.co.uk	
SCHEME:		Kings Meadow, Brecon	
PLOT TITLE:		Drainage Areas Plan	
PLOT STATUS:		SKETCH	DATE: 22-09-2026
DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
LH	JP	AW	1:500
PLOT NAME:			REVISION:
17891_Drainage Areas Plan			-

Appendix K Concept Drainage Sketch



Notes:

- 1) This sketch has not been subject to formal checks or approvals. Its validity and use must therefore be limited to discussion and information purposes only.
- 2) Unless otherwise noted the risks associated with this proposal are not considered to be extra ordinary and within the remit of an experienced and competent contractor.
- 3) All dimensions in millimetres and all levels in metres above ordnance datum unless shown otherwise.
- 4) This drawing is an ammendment of the 'Proposed Setting Out Site Plan' by 'HTC Architects'. This drawing provides a concept only and is not intended for detailed design.

LEGEND

- Site Boundary
- Soakaway
- Permeable Surfaced Car Park
- Raingarden
- Car park tree pit trench
- Surface Water Inspection Chamber
- SDS Aqua Filter
- Surface Water Drain
- Linear Drain



CLIENT:			
		 www.waterco.co.uk	
SCHEME:		Kings Meadow, Brecon	
PLOT TITLE:		Concept Drainage Sketch	
PLOT STATUS:		SKETCH	DATE: 06-10-2026
DRAWN: LH	CHECKED: JP	APPROVED: AW	PLOT SCALE AT A3: 1:500
PLOT NAME: 17891_Concept_Drainage_Sketch			REVISION: -

Appendix L SuDS Maintenance Schedules

Operation and Maintenance Requirements for Bioretention Systems

Maintenance Schedule	Required Action	Typical Frequency
Regular inspections	Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain (if appropriate to determine if maintenance is necessary)	Quarterly
	Check operation of underdrains by inspection of flows after rain	Annually
	Assess plants for disease infection, poor growth, invasive species etc. and replace as necessary	Quarterly
	Inspect inlets and outlets for blockage	Quarterly
Regular maintenance	Remove litter and surface debris and weeds	Quarterly (or more frequently for tidiness or aesthetic reasons)
	Replace any plants, to maintain planting density	As required
	Remove sediment, litter and debris build-up from around inlets or from forebays	Quarterly to biannually
Occasional maintenance	Infill any holes or scour in the filter medium, improve erosion protection if required	As required
	Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch	As required
Remedial actions	Remove and replace filter medium and vegetation above	As required but likely to be > 20 years

Ref. Table 18.3, CIRIA C753 'The SuDS Manual'

The maintenance requirements detailed above are to be undertaken by the site owner.

Name :

Position :

Date :

Signed on behalf of the site owner :

Operation and Maintenance Requirements for Permeable Paving

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and move contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level or the paving	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Inspect for evidence of poor operation and / or weed growth – if required, take remedial action	Three-monthly, 48hr after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

Ref. Table 20.15, CIRIA C753 'The SuDS Manual'

The maintenance requirements detailed above are to be undertaken by the site owner.

Name :

Position :

Date :

Signed on behalf of the site owner :

Operation and Maintenance Requirements for Soakaways

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside concrete manhole rings	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional maintenance	Remove sediment and debris from pre-treatment components and floor inspection tube or chamber and inside of concrete manhole rings.	As required, based on inspections
Remedial actions	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs.	As required
	Replacement of clogged geotextile (will require reconstruction of soakaway)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation.	Monthly in the first year and then annually
	Check soakaway to ensure emptying is occurring	Annually

Ref. Table 13.1, CIRIA C753 'The SuDS Manual'

The maintenance requirements detailed above are to be undertaken by the site owner.

Name :

Position :

Date :

Signed on behalf of the site owner :

Appendix M Concept Designer's Risk Assessment

Project: Kings Meadows, Brecon
Client: Lidl Great Britain Limited
Report Reference: 17891-FCA & Drainage Strategy-01

Project No: 17891

Prepared by: Louis Hunt
Checked by: Jack Pugh
Reviewed by: Aled Williams

Date: 14/07/2026
Date: 16/07/2026
Date: 24/07/2026

Requirement:

The Construction (Design and Management) Regulations 2015 (CDM 2015) place an obligation on the Designer to take all reasonable steps to provide, with the design, sufficient information about the design, construction or maintenance of the structure, to adequately assist the client, other designers and contractors to comply with their duties under CDM. The Designer has undertaken this assessment to identify any extra-ordinary risks, or those that would not be expected on this particular project by an experienced and competent Contractor. The aim is to avoid needless paperwork and bureaucracy and ensure the assessment is project specific, relevant and proportionate to the risk.

DRA Summary

Each of the following risk areas has been considered using the question below. Is a risk present which is considered to be **extra-ordinary or unexpected** in this instance?

If **YES** - A detailed risk assessment is required at design stage

If **UNKNOWN** - Insufficient information has been provided at concept design stage and the risks are unknown. Further consideration must be given at design stage(s)

If **NO** - No further action is required.

Hazard Ref.	Risk Areas	YES, UNKNOWN or NO	Comments
1	Ground Conditions	Unknown	Phase 2 GI identified one exceedance of PAHs above the human health GAC for a commercial end use (BH01). Location is beneath the store
2	Hazardous Environment	Unknown	To be considered at detailed design stage
3	Existing Working Environment	No	Site is undeveloped land
4	Existing Services	Yes	Existing DCWW surface water sewer crosses the south-western extent of the site
5	Proximity to Other Structure(s)	Yes	Major road infrastructure nearby - A470 & A40
6	Near Waterbody / flood risk	Yes	Afon Tarell borders the southern site boundary. All development will be located outside Flood Zone 3 extent
7	Proximity to Other Activities	Yes	Commercial units adjacent
8	Sequence of Construction	Unknown	To be considered at detailed design stage
9	Access	Unknown	Access to the site from the A470
10	Interfaces	Unknown	To be considered at detailed design stage
11	Confined Space Working	Unknown	To be considered at detailed design stage
12	Maintenance Considerations	Unknown	To be considered at detailed design stage
13	Working at Height	Unknown	To be considered at detailed design stage
14	Steep Slopes	Yes	Site is gently sloping however has a steep slope on the southern edge near Afon Tarell
15	Demolition / Refurbishment / Repair	No	No demolition proposed
16	Welfare	Unknown	To be considered at detailed design stage
17	Occupational Health	Unknown	To be considered at detailed design stage
18	Environmental Issues	Unknown	To be considered at detailed design stage
19	Other Significant Hazards not Identified Above	Unknown	To be considered at detailed design stage
20	Residual Risk to Future Users	Unknown	To be considered at detailed design stage