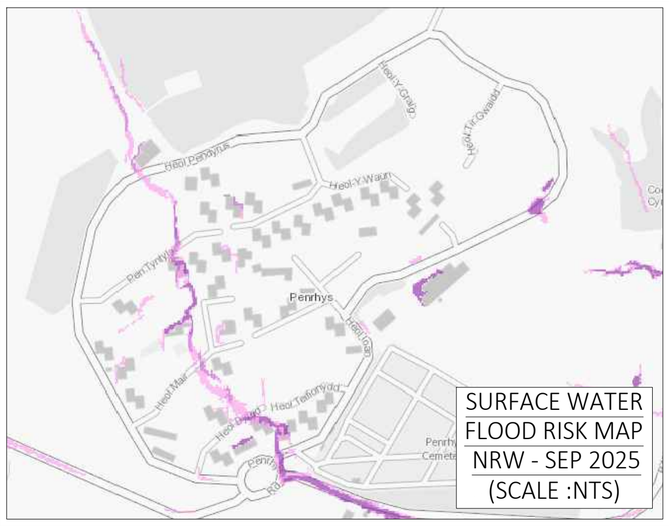
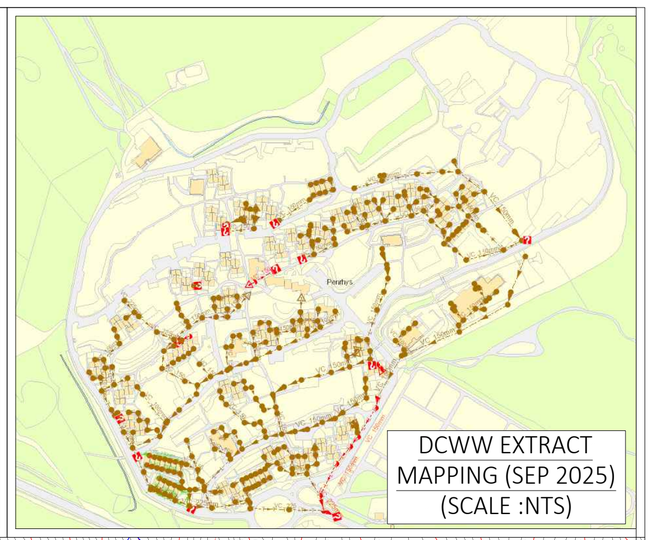
OS NORTH



SURFACE WATER FLOOD RISK MAP
NRW - SEP 2025
(SCALE :NTS)



DCWW EXTRACT MAPPING (SEP 2025)
(SCALE :NTS)

IMAGE 1 : EXISTING HEAVY DUTY HEADWALL

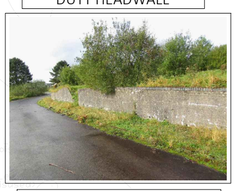


IMAGE 2: RETAINING WALL IN THE NORTH-EAST OF THE SITE IN POOR CONDITION, WITH INSUFFICIENT DRAINAGE CAUSING BLOCK WASHOUT.

IMAGE 3: RETAINING WALL IN THE PREVIOUSLY DEMOLISHED AREA OF THE SITE

IMAGE 4: FOUNDATIONS OF FORMER HOUSES

IMAGE 5

IMAGE 5

GENERAL NOTES:

1. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DRAWINGS AND WITH THE HEALTH AND SAFETY INFORMATION PROVIDED AND/OR WITHIN THE PRE-CONSTRUCTION INFORMATION.
2. USE OF THIS DRAWING DOES NOT ABSOLVE THE CLIENT FROM HIS RESPONSIBILITIES UNDER THE HEALTH AND SAFETY: THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015. THE PRINCIPAL DESIGNER IS REQUIRED TO CONTACT HYDROCK CONSULTANTS PRIOR TO PERMITTING THIS DRAWING TO BE USED IN CONNECTION WITH ANY CONSTRUCTION WORKS.
3. INFORMATION REGARDING THE LOCATION AND DEPTH OF EXISTING SERVICES CANNOT BE GUARANTEED BY THE STATUTORY UNDERTAKER.
4. THE DRAWING SHALL BE USED FOR THE INTENDED PURPOSE ONLY AND THIS DRAWING HAS BEEN BASED ON INFORMATION PROVIDED BY OTHER PARTIES AND HYDROCK DO NOT WARRANT THE ACCURACY OF THIS INFORMATION. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWING.
5. ALL FIGURED LEVELS ARE IN METRES AND RELATED TO EXISTING SURVEY GRID & DATUM UNLESS NOTED OTHERWISE
6. ALL FIGURED DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
7. ANY EXISTING SEWERS TO REMAIN THAT ARE SITED OUTSIDE OF A PROPOSED PUBLIC HIGHWAY EXTENT WOULD BE SUBJECT TO DCWW NO BUILD EASEMENT REQUIREMENTS WHICH COULD CONSTRAINT THE REDEVELOPMENT/SITE LAYOUT PROPOSALS. THE EASEMENT WIDTH WOULD NEED TO BE CONFIRMED FOLLOWING A SURVEY.

THIS DRAWING HIGHLIGHTS THE MAIN CIVIL ENGINEERING CONSTRAINTS ONLY AS IDENTIFIED FROM REVIEW OF AVAILABLE INFORMATION BY OTHERS, SITE WALKOVERS AND SURVEY INFORMATION. IT IS NOT EXHAUSTIVE AND SOME CONSTRAINTS MAY NOT YET BE KNOWN SUBJECT TO FURTHER INVESTIGATION AND FINDINGS ON SITE. REFER TO DOCUMENTS AND DRAWING BY OTHER TEAMS FOR FURTHER CONSTRAINTS.

The former boiler house, date of construction (c.1968) and associated network of buried pipework potentially utilised asbestos insulation on boilers, calorifiers and pipework. A full demolition asbestos survey of the district heating network is required.
Fly tipped asbestos tile was observed on site near the boiler house which may be associated with its former operation. (Refer image 5)

The Retaining wall in poor condition between concreted area associated with former structures, and the level of the ring road above. (Refer image 6)

Boiler house
Existing heavy duty Headwall
Community hall
Highest lvl :349.183
Lowest lvl :289.359
Lowest lvl : 179.00 (from Lidar)
REFER IMAGE 1
REFER IMAGE 2
REFER IMAGE 3
REFER IMAGE 4
Llanfair Uniting Church URC
Penrhys Primary School
Penrhys Children and Family Centre
Penrhys Cemetery
Abondoned Quarry
Abondoned Quarry
Abondoned Quarry
PENRHYS ROAD B4512
PENRHYS ROAD B4512
Heritage asset statue.
Rhondda river

DCWW KEY

- CASING
- EXISTING COMBINED SEWER
- EXISTING MINOR CONTOUR AT 1.0M INTERVAL
- 345.00 EXISTING MAJOR CONTOUR AT 5M INTERVAL
- EXITING GRADIENT GREATER THAN 1 IN 3
- -1:9 EXITING GRADIENT
- SITE BOUNDARY
- EXISTING COMBINED SEWER
- EXISTING FOUL SEWER
- EXISTING FOUL WATER FITTING
- EXISTING WATER MAIN

KEY

- EXISTING UNDERPASS
- ABONDONED QUARRY
- EXISTING WATER COURSE / RIVER
- X POTENTIAL ASBESTOS AFFECTED AREAS
- E ELECTRICITY SUB STATION
- HISTORIC LANDSLIDE LOCATION
- POSSIBLE PEAT LOCATION
- POSSIBLE BELL PIT LOCATION
- EXISTING SURFACE WATER FLOW (BASED ON GPR SURVEY)

REVISIONS

Rev.	Revision Notes	Date	Drawn By	Checked | Approved
P03	Issue For PAC	05/09/25	BM	CD | CD
P02	DCWW ammendments	08/11/24	BM	CD | CD
P01	First Issue	09/03/24	HS	JH | CD

Stantec

CLIENT: TRIVALLIS

PROJECT: PENRHYS

TITLE: EXISTING SITE CONSTRAINTS PLAN

STANTEC PROJECT NO.: 333700566

SCALE @ A1: 1:2000

STATUS DESCRIPTION: SUITABLE FOR INFORMATION

STATUS: S2

DRAWING NO.: 00566-STN-1A-XX-DR-C-0500

REVISION: P03

Filename: U:\333700566\01_WIP\DR_Drawing\C\00566-STN-1A-XX-DR-C-0500 P01- Site Constraints Plan.dwg