

OS NORTH



DO NOT SCALE

NOTES:

- DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DRAWINGS AND SPECIFICATIONS.
- ALL FIGURED LEVELS ARE IN METRES AND RELATED TO EXISTING SURVEY GRID & DATUM UNLESS NOTED OTHERWISE
- ALL FIGURED DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE, DIMENSION ARE NOT TO BE SCALED.
- APPROXIMATE MIDDLE OF SITE INFORMATION
  - GRID REFERENCE: SS 57783 99330
  - X (EASTING) 257783, Y (NORTHING) 199330
  - What3Words: pass.clever.decanter
- BEFORE COMMENCEMENT OF ANY WORKS REFER TO ALL RELEVANT HEALTH AND SAFETY INFORMATION FOR THE WORKS INCLUDING RESIDUAL RISK INFORMATION
  - THE CONTRACTOR SHOULD COMPLY WITH HS(G) 47 "AVOIDING DANGER FROM UNDERGROUND SERVICES" WHEN PLANNING, LOCATING AND EXCAVATING AROUND EXISTING SERVICES.
  - IT IS KNOWN THAT EXISTING UTILITY COMPANY UNDERGROUND SERVICES AND APPARATUS ARE PRESENT WITHIN THE PROPOSED WORKS AREA AND IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING SERVICES ON SITE ACCURATELY.
  - INFORMATION REGARDING THE LOCATION AND DEPTH OF EXISTING SERVICES CANNOT BE GUARANTEED BY THE STATUTORY UNDERTAKER.
  - THE CONTRACTOR SHALL CONDUCT THE WORKS WITH DUE REGARD FOR THE ECOLOGICAL AND ENVIRONMENTAL REQUIREMENTS OF THE SCHEME.
  - THE DRAWINGS SHALL BE USED FOR THE INTENDED PURPOSE ONLY. WHERE THEY RELY ON INFORMATION PROVIDED BY OTHER PARTIES, HYDROCK DO NOT WARRANT THE ACCURACY OF THIS INFORMATION. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DIMENSIONS AND LEVELS ON SITE FOR THE ACTUAL SETTING OUT OF THE WORKS. DIMENSIONS MARKED 'DIMENSIONS TO BE SITE CHECKED' ARE SUBJECT TO CONFIRMATION BY THE CONTRACTOR BEFORE THE WORKS COMMENCE.
  - TEMPORARY WORKS DESIGN ASSOCIATED WITH THE CONSTRUCTION OF THE WORKS SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
  - CONFLICTING INFORMATION SHOWN ON THE ENGINEER'S DRAWINGS OR DISCREPANCIES BETWEEN THE INFORMATION GIVEN BY THE ENGINEER AND THAT PROVIDED BY OTHERS MUST BE REFERRED TO THE ENGINEER BEFORE THE WORKS COMMENCE.

KEY	
	EASEMENT
	EASEMENT - PUBLIC OPEN SPACE ONLY
	EXISTING SURFACE WATER SEWER
	EXISTING FOUL WATER SEWER
	EXISTING COMBINED WATER SEWER
	EXISTING FILTER DRAIN
	SITE BOUNDARY
	EXISTING WATERCOURSE
	ABOVE GROUND HV ELECTRIC (11kV)
	BELOW GROUND HV ELECTRIC (11kV)

### SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

This list is not an exhaustive register of all hazards or risks present, it identifies only the significant risks remaining following the internal risk assessment undertaken by the project designers. It should be considered alongside the typical risks and hazards that a competent and experienced contractor would expect to be present during such construction related activity.

CONSTRUCTION	
The contractor's attention is drawn to the following health and safety risks.	
O1	3x1800mm <sup>2</sup> combined sewer storage tanks
O2	1500mm <sup>2</sup> surface water sewer storage tank
O3	Sewer chamber 3.5m x 2.7m
O4	Sewer chamber 13.2m x 8m
O5	Combined sewer chamber 11.4m x 3m
O6	Less than 1200mm cover to combined sewer storage tanks
O7	Overhead 11kv electricity cables
O8	Shallow depth DCWW communications cable

**MAINTENANCE/CLEANING\***  
None that would not be identified by a competent contractor.

**DECOMMISSIONING/DEMOLITION\***  
None that would not be identified by a competent contractor.

\*FOR FURTHER INFORMATION RELATING TO END USE, MAINTENANCE & DEMOLITION, SEE THE HEALTH AND SAFETY FILE.  
ALL WORKS SHOULD BE UNDERTAKEN IN ACCORDANCE WITH THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015.

### REVISIONS

Rev	Revision Notes	Date	Drawn By	Checked	Approved
P05	Notes and boundary updated	18/09/24	AS	ML	ML
P04	General update	02/07/24	AS	ML	ML
P03	General update	23/01/24	AS	ML	ML
P02	Updated to suit survey data	05/01/24	AS	ML	ML
P01	First Issue	10/11/23	AS	CS	CS



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CLIENT

POBL HOMES AND COMMUNITIES

PROJECT  
RESIDENTIAL DEVELOPMENT AT  
GWYNFAEN FARM (PHASE 2)

TITLE  
CONSTRAINTS PLAN

HYDROCK PROJECT NO. C-21883  
SCALE @ A1 1:500

STATUS DESCRIPTION  
SUITABLE FOR INFORMATION S2

DRAWING NO. 21883-HYD-XX-XX-DR-C-0500  
REVISION P05

### DCWW EASEMENT NOTES

- \*\* - APPROXIMATE OVERALL EASEMENT WIDTH
- TYPICAL SURFACE WATER AND FOUL SEWER  
3m EITHER SIDE OF THE CENTRELINE OF THE SEWER
- 1200mm<sup>2</sup> COMBINED SEWER  
5m EITHER SIDE OF THE CENTRELINE OF THE SEWER
- 1500mm<sup>2</sup> SURFACE WATER  
7.5m EITHER SIDE OF THE CENTRELINE OF THE SEWER
- 1800mm<sup>2</sup> STORAGE TANKS  
5m EITHER SIDE OF THE CENTRELINE OF THE SEWER

### NOTE

LOCATION OF ALL APPARATUS ARE SHOWN INDICATIVELY FROM DCWW MAPPING DATA AND WILL NEED TO BE ACCURATELY LOCATED ON SITE PRIOR TO DETAILED DESIGN WORKS

ADVISED BY DCWW TO CONNECT PROPOSED FOUL SEWER TO CHAMBER SS57996402 LOCATED OUTSIDE OF SITE BOUNDARY. PERMISSION FROM LAND OWNER WILL BE REQUIRED

600mm<sup>2</sup> COMBINED SEWER, EASEMENT SET 3m FROM CENTRELINE OF SEWER, EASEMENT WIDTH 6m

EASEMENT SET 3m FROM CENTRELINE OF SEWER

EASEMENT SET 5m FROM CENTRELINE OF SEWER

EASEMENT SET 3m FROM CENTRELINE OF SEWER

150mm<sup>2</sup> AND 225mm<sup>2</sup> FOUL AND SURFACE WATER SEWER, EASEMENT SET 3m FROM CENTRELINE OF SEWER, EASEMENT WIDTH VARIABLE

EASEMENT SET 3m FROM CENTRELINE OF SEWER

1500mm<sup>2</sup> STORAGE TANK, EASEMENT SET 7.5m FROM CENTRELINE OF SEWER

EASEMENT SET 5m FROM CENTRELINE OF STORAGE TANK

STORAGE TANKS EASEMENT TO BE PUBLIC OPEN SPACE ONLY

3no 1800mm<sup>2</sup> STORAGE TANKS, EASEMENT SET 5m FROM CENTRELINE OF EACH TANK

EXISTING OVERHEAD HV 11kV CABLES, OVERHEAD DIVERSION SUBJECT TO AGREEMENT WITH NATIONAL GRID.

1200mm<sup>2</sup> COMBINED SEWER, EASEMENT SET 5m FROM CENTRELINE OF SEWER, EASEMENT WIDTH OF 10m

375mm<sup>2</sup> AND 450mm<sup>2</sup> COMBINED SEWER, EASEMENT SET 3m FROM CENTRELINE OF SEWER, EASEMENT WIDTH OF 6m

EXISTING LAND DRAIN AND OUTFALL FROM PHASE 1

EXISTING BELOW GROUND HV 11kV CABLES

Gwyn-faen

File name: Y:\21000\21990\21883 - Land at Gwynfaen Farm - Phase 2\01 - WPD\01 - Drawing\02\1883-HYD-XX-XX-DR-C-0500-Constraints Plan.dwg

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