# Appendix H Proposed Development Plan

DO NOT SCALE!
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES

Area: 16,804 m2
4.152 ac
In line with Topographic Survey

SALES AREA
CHILLER
DELIVERY AREA
PLANT AREA (TIMBER ACOUSTIC FENCE TO EXTENTS)
WAREHOUSE
BAKERY FREEZER
BAKERY
ENTRANCE LOBBY
CUST. WC
WELFARE / CANTEEN
CORRIDOR
UTILITY ROOM
MEETING ROOM
STORAGE
21350
64000

118 CAR PARKING SPACES (LIDL ONLY)
(Including 10 P+C, 8 Dis and 2 EVC)

COFFEE DRIVE THRU
(168 sqm GIA)

12 CAR PARKING SPACES

500mm. DICL 1978 ()
EASEMENT 4500mm
EASEMENT 4500mm
EASEMENT 4500mm
EASEMENT 4500mm

NEWTON BROOK

BELMONT ROAD

6IN. AC 1963

0m 5m 10m 15m 20m 25m 30m

SCHEDULE OF AREAS
(2021 T1400 SPEC)

| | |
|---|---|
| SALES AREA | = 1,411 m² |
| WAREHOUSE | = 586 m² |
| ANCILLARY | = 278 m² |
| GIA | = 2275 m² |
| GEA (INC. CANOPY) | = 2542 m² |
| GEA (EXC. CANOPY) | = 2368 m² |

**KEY:**

(1) NEW 6m HIGH LIDL FLAGPOLE
(2) NEW ENTRANCE IN ACCORDANCE WITH HIGHWAYS CONSULTANT DESIGN/ DETAILS
(3) NEW CYCLE STAND
(4) RED LINE BOUNDARY LOCATION
(5) 1 FEEDER UNIT AND 2 SPACES (RAPID CHARGERS)
(6) NEW HIGHWAYS DESIGN OUTSIDE OF SITE IN ACCORDANCE WITH HIGHWAYS CONSULTANT DESIGN/ DETAILS

| Rev. | Date | Description | Drawn |
|---|---|---|---|
| A. | 08.03.22 | Inline with P407J | LS |

htcarchitects
York Place Studio
8 Britannia Street
Leeds
LS1 2DZ
T:(0113) 244 3457
W: www.htcarchitects.co.uk
E: info@htcarchitects.co.uk

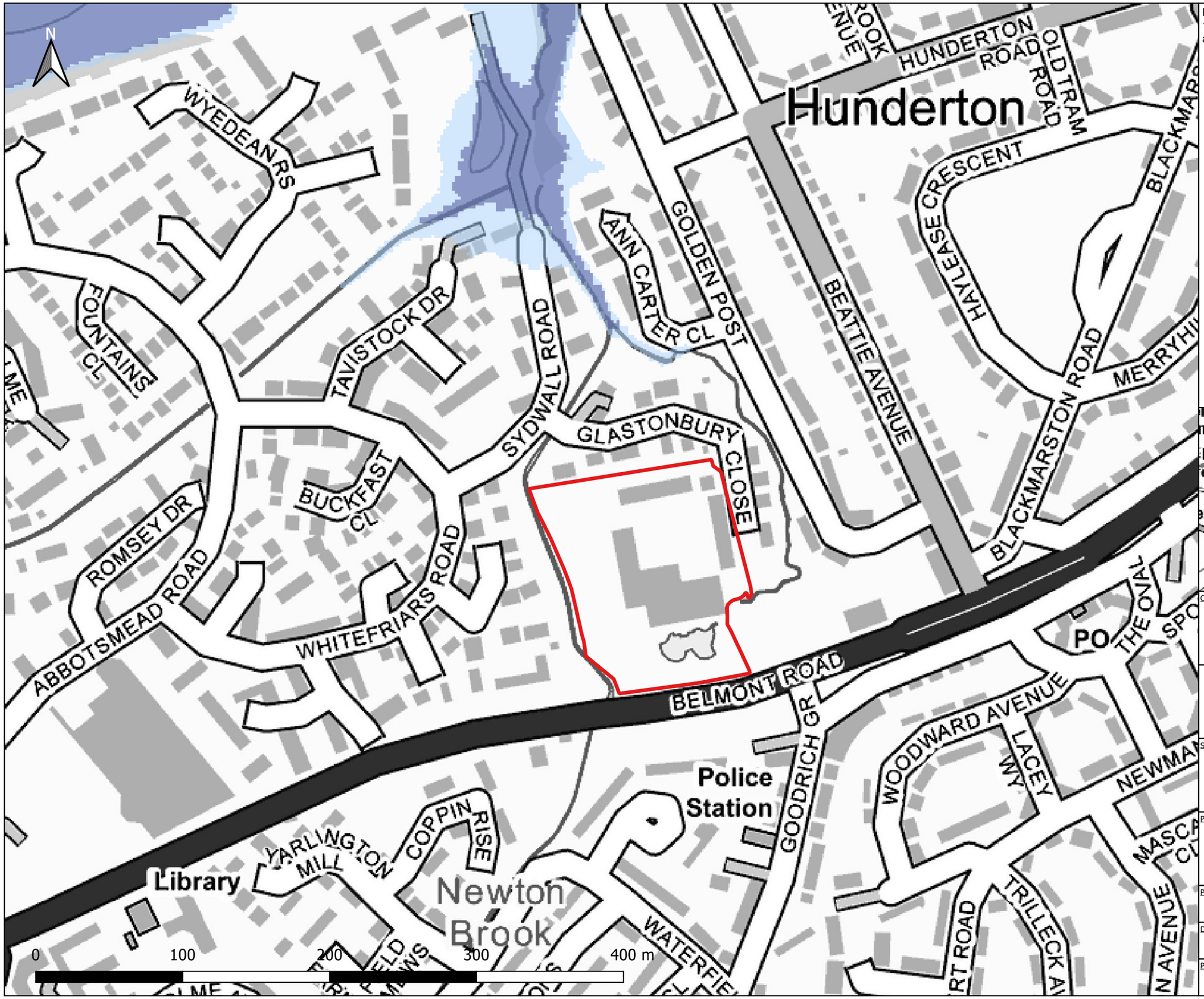
client
Lidl GB Ltd.

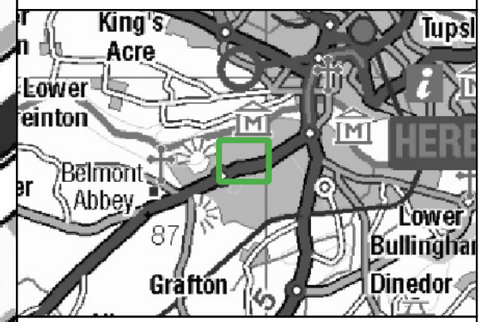
project
Three Counties –
Belmont Road, Hereford

drawing title
Proposed Site Plan
Drive Thru Area Outline

| | | | |
|---|---|---|---|
| date | January 2022 | | |
| status | Planning | | |
| scale | 1:500 @ A3 | | |
| drawn | DS | checked | LS |
| job no. | 2768 | dwg no. | PSK400 rev. A |

# Appendix I Environment Agency Flood Maps




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

**LEGEND**

- Site Boundary
- Main Rivers
- Spatial Flood Defences
- Flood Storage Areas
- Areas Benefitting from Defences
- Flood Zone 1
- Flood Zone 2
- Flood Zone 3

CLIENT: Lidl UK GmbH

waterco
www.waterco.co.uk

SCHEME: Belmont Road, Hereford

PLOT TITLE: EA Flood Map for Planning
Data accessed January 2022

| PLOT STATUS: | DATE: |
|---|---|
| FINAL | 06-01-2022 |

| DRAWN: | CHECKED: | APPROVED: | PLOT SCALE AT A3: |
|---|---|---|---|
| IH | JJ | AW | 1:2500 |

| PLOT NAME: | REVISION: |
|---|---|
| 14388_EA_FMP | - |


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

**LEGEND**

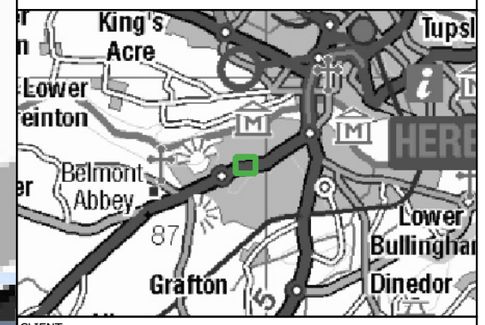
Site Boundary

Flood Risk from Surface Water

1 in 30 Flood Extent

1 in 100 Flood Extent

1 in 1000 Flood Extent




CLIENT:

Lidl UK GmbH

Waterco

www.waterco.co.uk

SCHEME:

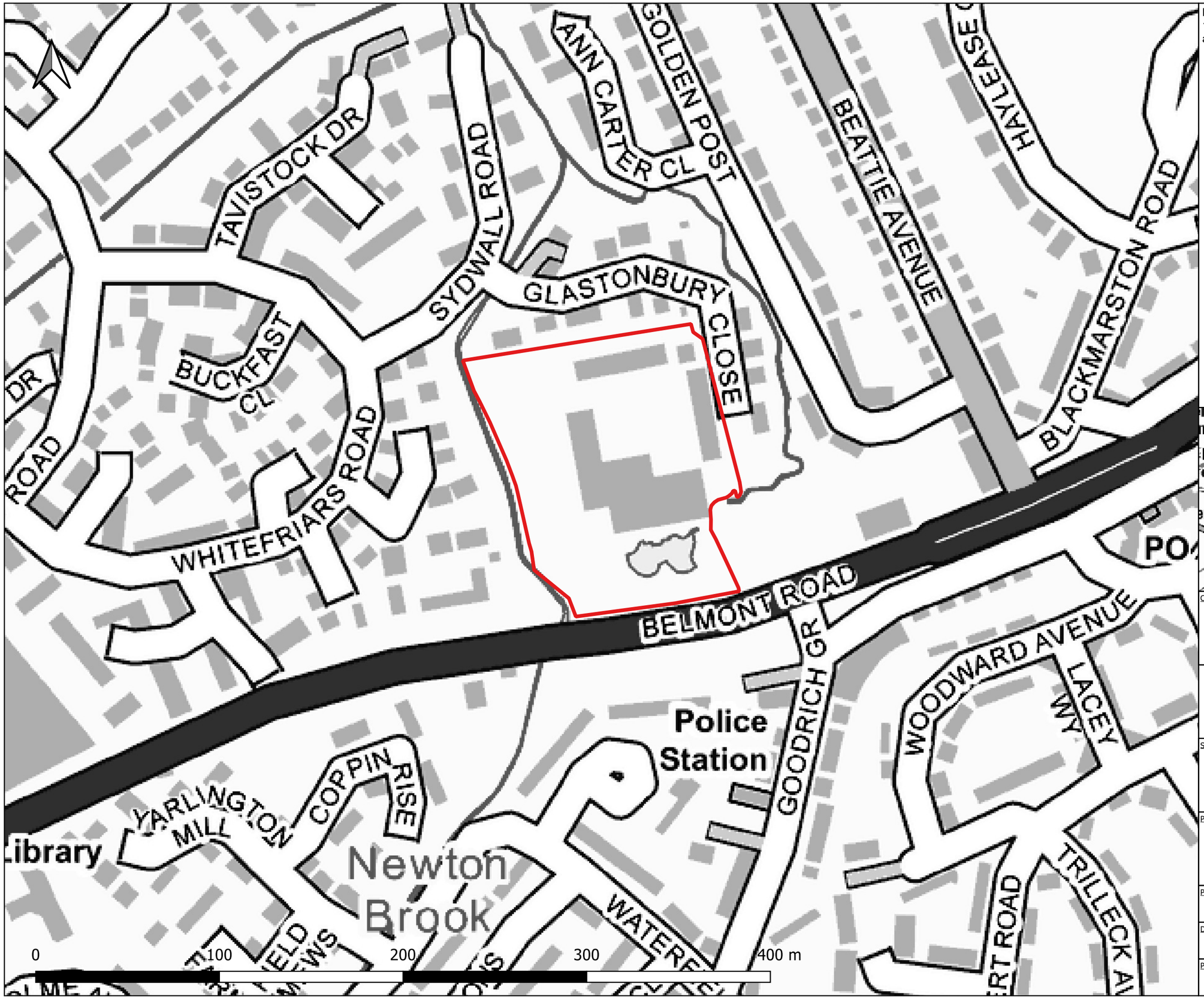
Belmont Road, Hereford

PLOT TITLE:

EA Flood Risk from Surface Water
Data accessed January 2022

| PLOT STATUS: | | | DATE: |
|---|---|---|---|
| FINAL | | | 06-01-2022 |
| DRAWN: | CHECKED: | APPROVED: | PLOT SCALE AT A3: |
| IH | JJ | AW | 1:1000 |

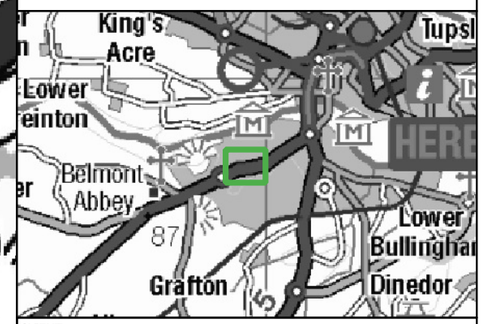
| PLOT NAME: | REVISION: |
|---|---|
| 14388_EA_Flood_Risk_from_Surface_Water | - |




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

**LEGEND**

- Site Boundary
- Flood Risk from Reservoirs




CLIENT:
Lidl UK GmbH

waterco
www.waterco.co.uk

SCHEME:
Belmont Road, Hereford

PLOT TITLE:
EA Flood Risk from Reservoirs
Data accessed January 2022

| PLOT STATUS: | DATE: |
|---|---|
| FINAL | 06-01-2022 |

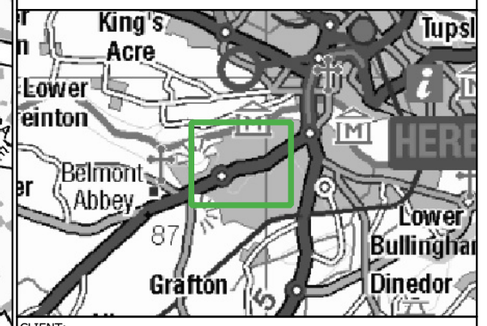
| DRAWN: | CHECKED: | APPROVED: | PLOT SCALE AT A3: |
|---|---|---|---|
| IH | JJ | AW | 1:2000 |

| PLOT NAME: | REVISION: |
|---|---|
| 14388_EA_Flood_Risk_from_Reservoirs | - |

Notes:
1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise
2) The Historic Flood Map is a GIS layer showing the maximum extent of individual Recorded Flood Outlines from river, the sea and groundwater springs that meet a set criteria. It shows areas of land that have previously been subject to flooding in England. This excludes flooding from surface water, except in areas where it is impossible to determine whether the source is fluvial or surface water but the dominant source is fluvial.
3) If an area is not covered by the Historic Flood Map it does not mean that the area has never flooded, only that the EA do not currently have records of flooding in this area that meet the criteria for inclusion.
4) The Historic Flood Map takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding. It will include flood extents that may have been affected by overtopping, breaches or blockages.

**LEGEND**

- Site Boundary
- Historic Flood Map




CLIENT:
Lidl UK GmbH

www.waterco.co.uk

SCHEME:
Belmont Road, Hereford

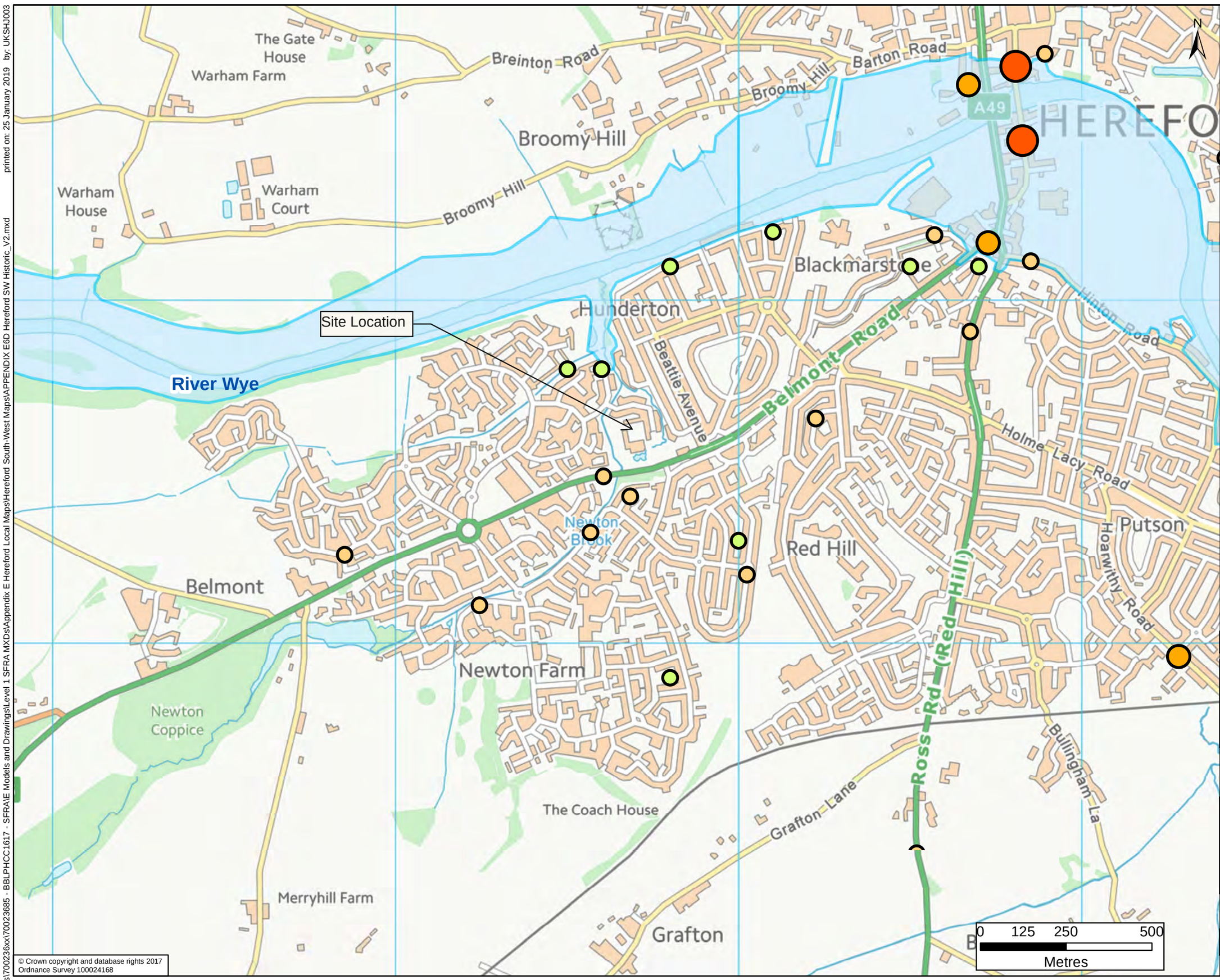
PLOT TITLE:
EA Historic Flood Risk
Data accessed January 2022

| PLOT STATUS: | DATE: |
|---|---|
| FINAL | 06-01-2022 |

| DRAWN: | CHECKED: | APPROVED: | PLOT SCALE AT A3: |
|---|---|---|---|
| IH | JJ | AW | 1:5000 |

| PLOT NAME: | REVISION: |
|---|---|
| 14388_EA_Historic_Flood_Risk | - |

# Appendix J SFRA Map






Main Rivers

EA Recorded Flood Outlines

Herefordshire Council Historic Flood Records:

- 1 - 2
- 3 - 4
- 5 - 8
- 9 - 13
- 14 - 19

Welsh Water Hydraulic Sewer Flood Risk Register:

- 1 - 2
- 3 - 4
- 5 - 7
- 8 - 12
- 13 - 22

Disclaimer: Not all flood incidents have been recorded and this map is based on the available data at the time. Herefordshire Council flood reports are mapped to an anonymous point on or near the street where the event happened.

Entries on the Welsh Water flood register are plotted to the nearest OS grid.

Welsh Water undertake improvements to the network to eliminate the identified risk.

Welsh Water and Herefordshire Council data were updated in December 2018.

DRAWING STATUS: FOR INFORMATION ONLY

wsp
Kings Orchard, 1 Queen St, Bristol, BS2 0HQ
T +44 (0)1179 306200

CLIENT: Balfour Beatty / Herefordshire Council — Working for Herefordshire

SITE/PROJECT: HEREFORDSHIRE LEVEL 1 SFRA

TITLE: MAP 4 OF 4: HISTORICAL FLOOD RECORDS IN SOUTH-WEST HEREFORD

| SCALE @ A3: | CHECKED: | APPROVED: |
|---|---|---|
| 1:10,050 | JG | JG |

| PROJECT NO: | DESIGNED: | DRAWN: | DATE: |
|---|---|---|---|
| 70023685 | SH | JSdS | 25/01/2019 |

| DRAWING No: | REV: |
|---|---|
| APPENDIX E-6D | P02 |

# Appendix K ReFH2 Greenfield Runoff Rates

| DOCUMENT VERIFICATION RECORD | |
|---|---|
| **Project:** | Belmont Road, Hereford |
| **Client:** | Lidl UK GmbH |
| **Report Title:** | Flood Risk Assessment & Drainage Strategy |
| **Date:** | March 2022 |

| DOCUMENT REVIEW & APPROVAL | |
|---|---|
| **Author:** | Jordan Jones BSc (Hons) MCIWEM |
| **Checker:** | Aled Williams BSc (Hons) MCIWEM |
| **Approver:** | Nigel Jones BEng (Hons) CEng |

| ReFH2 RUNOFF RATES* | |
|---|---|
| **Return Period (Years)** | **As-rural Peak Flow (l/s)** |
| 1 | 4.664245 |
| 2 | 5.3118 |
| 5 | 7.500692 |
| 10 | 9.179763 |
| 30 | 12.29721 |
| 50 | 14.09967 |
| 75 | 15.77795 |
| 100 | 17.12254 |
| 200 | 20.91592 |
| 1000 | 31.98243 |

*Runoff Rates printed from the ReFH Flood Modelling software package

# Appendix L MicroDrainage Attenuation Storage Estimate

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

| Storm Event | Max Level (m) | Max Depth (m) | Max Control (l/s) | Max Volume (m³) | Status |
|---|---|---|---|---|---|
| 15 min Summer | 9.517 | 0.317 | 4.6 | 304.4 | O K |
| 30 min Summer | 9.618 | 0.418 | 4.6 | 401.3 | O K |
| 60 min Summer | 9.723 | 0.523 | 4.6 | 502.3 | Flood Risk |
| 120 min Summer | 9.812 | 0.612 | 4.6 | 588.2 | Flood Risk |
| 180 min Summer | 9.856 | 0.656 | 4.6 | 630.0 | Flood Risk |
| 240 min Summer | 9.880 | 0.680 | 4.6 | 653.3 | Flood Risk |
| 360 min Summer | 9.901 | 0.701 | 4.6 | 673.8 | Flood Risk |
| 480 min Summer | 9.906 | 0.706 | 4.6 | 678.5 | Flood Risk |
| 600 min Summer | 9.904 | 0.704 | 4.6 | 676.3 | Flood Risk |
| 720 min Summer | 9.897 | 0.697 | 4.6 | 670.1 | Flood Risk |
| 960 min Summer | 9.878 | 0.678 | 4.6 | 651.7 | Flood Risk |
| 1440 min Summer | 9.836 | 0.636 | 4.6 | 610.8 | Flood Risk |
| 2160 min Summer | 9.788 | 0.588 | 4.6 | 565.3 | Flood Risk |
| 2880 min Summer | 9.751 | 0.551 | 4.6 | 529.2 | Flood Risk |
| 4320 min Summer | 9.688 | 0.488 | 4.6 | 469.4 | O K |
| 5760 min Summer | 9.643 | 0.443 | 4.6 | 425.7 | O K |
| 7200 min Summer | 9.610 | 0.410 | 4.6 | 394.0 | O K |
| 8640 min Summer | 9.584 | 0.384 | 4.6 | 369.0 | O K |
| 10080 min Summer | 9.563 | 0.363 | 4.6 | 349.2 | O K |
| 15 min Winter | 9.555 | 0.355 | 4.6 | 341.1 | O K |
| 30 min Winter | 9.668 | 0.468 | 4.6 | 450.0 | O K |

| Storm Event | Rain (mm/hr) | Flooded Volume (m³) | Discharge Volume (m³) | Time-Peak (mins) |
|---|---|---|---|---|
| 15 min Summer | 149.893 | 0.0 | 278.3 | 16 |
| 30 min Summer | 99.291 | 0.0 | 353.8 | 31 |
| 60 min Summer | 62.666 | 0.0 | 499.3 | 62 |
| 120 min Summer | 37.278 | 0.0 | 588.8 | 122 |
| 180 min Summer | 27.049 | 0.0 | 635.3 | 182 |
| 240 min Summer | 21.378 | 0.0 | 663.6 | 242 |
| 360 min Summer | 15.172 | 0.0 | 693.2 | 362 |
| 480 min Summer | 11.826 | 0.0 | 704.9 | 480 |
| 600 min Summer | 9.731 | 0.0 | 706.6 | 600 |
| 720 min Summer | 8.291 | 0.0 | 702.0 | 720 |
| 960 min Summer | 6.438 | 0.0 | 686.5 | 960 |
| 1440 min Summer | 4.517 | 0.0 | 650.2 | 1226 |
| 2160 min Summer | 3.194 | 0.0 | 934.2 | 1600 |
| 2880 min Summer | 2.518 | 0.0 | 979.3 | 2016 |
| 4320 min Summer | 1.838 | 0.0 | 1062.0 | 2808 |
| 5760 min Summer | 1.495 | 0.0 | 1176.0 | 3576 |
| 7200 min Summer | 1.292 | 0.0 | 1270.1 | 4392 |
| 8640 min Summer | 1.158 | 0.0 | 1363.5 | 5184 |
| 10080 min Summer | 1.063 | 0.0 | 1455.7 | 5944 |
| 15 min Winter | 149.893 | 0.0 | 308.9 | 16 |
| 30 min Winter | 99.291 | 0.0 | 376.2 | 31 |

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

| Storm Event | Max Level (m) | Max Depth (m) | Max Control (l/s) | Max Volume (m³) | Status |
|---|---|---|---|---|---|
| 60 min Winter | 9.787 | 0.587 | 4.6 | 563.6 | Flood Risk |
| 120 min Winter | 9.887 | 0.687 | 4.6 | 660.4 | Flood Risk |
| 180 min Winter | 9.937 | 0.737 | 4.6 | 708.3 | Flood Risk |
| 240 min Winter | 9.965 | 0.765 | 4.6 | 735.5 | Flood Risk |
| 360 min Winter | 9.991 | 0.791 | 4.6 | 760.6 | Flood Risk |
| 480 min Winter | 9.999 | 0.799 | 4.6 | 768.0 | Flood Risk |
| 600 min Winter | 9.999 | 0.799 | 4.6 | 767.6 | Flood Risk |
| 720 min Winter | 9.994 | 0.794 | 4.6 | 762.8 | Flood Risk |
| 960 min Winter | 9.977 | 0.777 | 4.6 | 746.5 | Flood Risk |
| 1440 min Winter | 9.932 | 0.732 | 4.6 | 703.5 | Flood Risk |
| 2160 min Winter | 9.872 | 0.672 | 4.6 | 645.7 | Flood Risk |
| 2880 min Winter | 9.824 | 0.624 | 4.6 | 599.5 | Flood Risk |
| 4320 min Winter | 9.740 | 0.540 | 4.6 | 519.4 | Flood Risk |
| 5760 min Winter | 9.659 | 0.459 | 4.6 | 441.5 | O K |
| 7200 min Winter | 9.600 | 0.400 | 4.6 | 383.9 | O K |
| 8640 min Winter | 9.551 | 0.351 | 4.6 | 337.8 | O K |
| 10080 min Winter | 9.512 | 0.312 | 4.6 | 300.1 | O K |

| Storm Event | Rain (mm/hr) | Flooded Volume (m³) | Discharge Volume (m³) | Time-Peak (mins) |
|---|---|---|---|---|
| 60 min Winter | 62.666 | 0.0 | 556.7 | 62 |
| 120 min Winter | 37.278 | 0.0 | 652.0 | 120 |
| 180 min Winter | 27.049 | 0.0 | 696.8 | 180 |
| 240 min Winter | 21.378 | 0.0 | 718.6 | 238 |
| 360 min Winter | 15.172 | 0.0 | 728.5 | 356 |
| 480 min Winter | 11.826 | 0.0 | 723.6 | 472 |
| 600 min Winter | 9.731 | 0.0 | 716.9 | 588 |
| 720 min Winter | 8.291 | 0.0 | 709.6 | 700 |
| 960 min Winter | 6.438 | 0.0 | 694.1 | 924 |
| 1440 min Winter | 4.517 | 0.0 | 662.1 | 1354 |
| 2160 min Winter | 3.194 | 0.0 | 1044.7 | 1688 |
| 2880 min Winter | 2.518 | 0.0 | 1093.9 | 2160 |
| 4320 min Winter | 1.838 | 0.0 | 1173.6 | 3072 |
| 5760 min Winter | 1.495 | 0.0 | 1317.2 | 3912 |
| 7200 min Winter | 1.292 | 0.0 | 1422.5 | 4688 |
| 8640 min Winter | 1.158 | 0.0 | 1527.7 | 5448 |
| 10080 min Winter | 1.063 | 0.0 | 1632.0 | 6248 |

## Rainfall Details

| | |
|---|---|
| Rainfall Model | FEH |
| Return Period (years) | 100 |
| FEH Rainfall Version | 2013 |
| Site Location | GB 349700 238577 SO 49700 38577 |
| Data Type | Point |
| Summer Storms | Yes |
| Winter Storms | Yes |
| Cv (Summer) | 0.750 |
| Cv (Winter) | 0.840 |
| Shortest Storm (mins) | 15 |
| Longest Storm (mins) | 10080 |
| Climate Change % | +40 |

## Time Area Diagram

Total Area (ha) 1.093

| Time (mins) From: | To: | Area (ha) |
|---|---|---|
| 0 | 1 | 1.093 |

## Model Details

Storage is Online Cover Level (m) 10.000

## Tank or Pond Structure

Invert Level (m) 9.200

| Depth (m) | Area (m²) | Depth (m) | Area (m²) |
|---|---|---|---|
| 0.000 | 961.0 | 0.800 | 961.0 |

## Hydro-Brake® Optimum Outflow Control

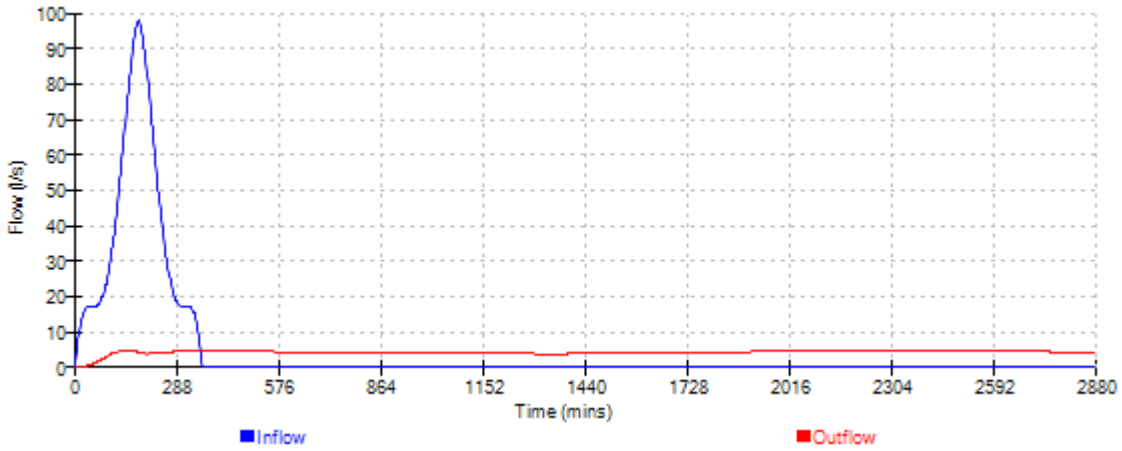
| | |
|---|---|
| Unit Reference | MD-SHE-0104-4600-0800-4600 |
| Design Head (m) | 0.800 |
| Design Flow (l/s) | 4.6 |
| Flush-Flo™ | Calculated |
| Objective | Minimise upstream storage |
| Application | Surface |
| Sump Available | Yes |
| Diameter (mm) | 104 |
| Invert Level (m) | 9.195 |
| Minimum Outlet Pipe Diameter (mm) | 150 |
| Suggested Manhole Diameter (mm) | 1200 |

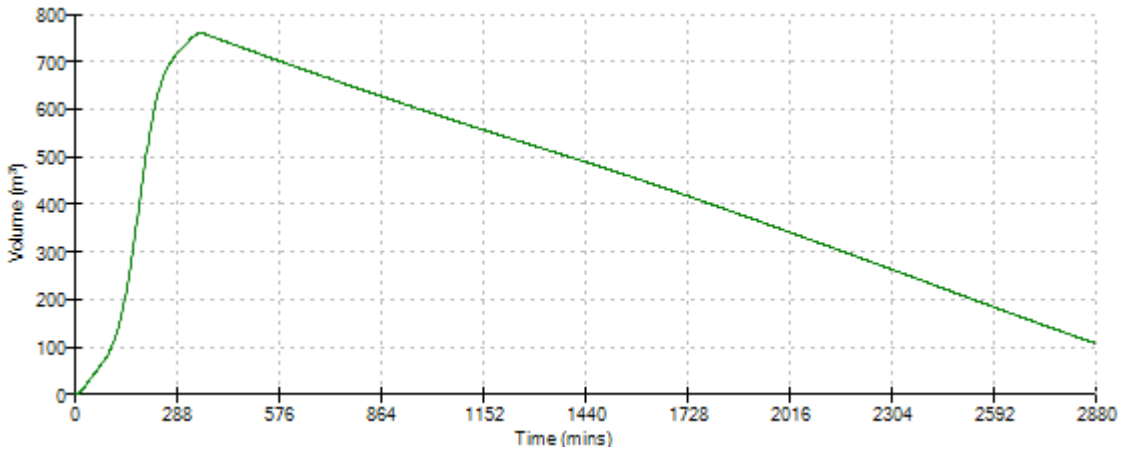
| Control Points | Head (m) | Flow (l/s) |
|---|---|---|
| Design Point (Calculated) | 0.800 | 4.6 |
| Flush-Flo™ | 0.240 | 4.6 |
| Kick-Flo® | 0.532 | 3.8 |
| Mean Flow over Head Range | - | 4.0 |

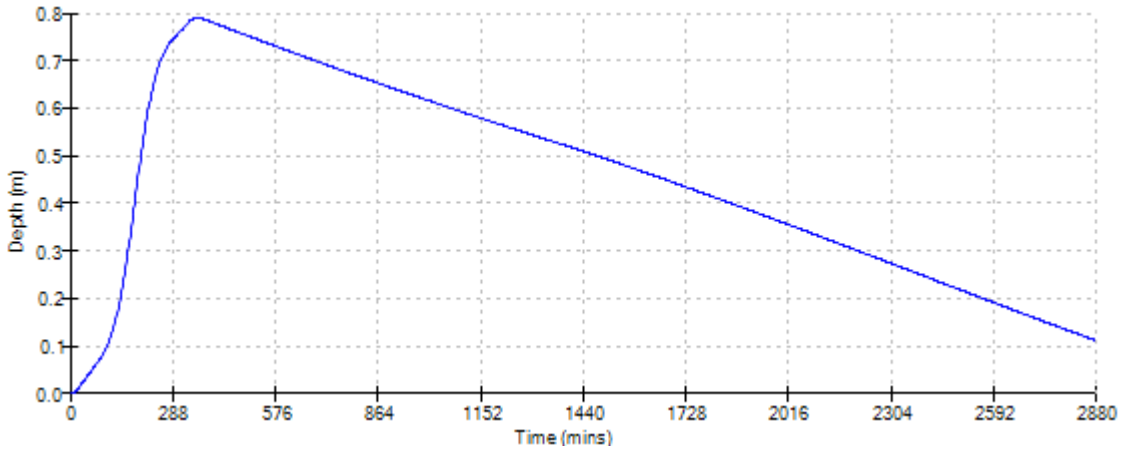
The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

| Depth (m) | Flow (l/s) | Depth (m) | Flow (l/s) | Depth (m) | Flow (l/s) | Depth (m) | Flow (l/s) |
|---|---|---|---|---|---|---|---|
| 0.100 | 3.5 | 1.200 | 5.5 | 3.000 | 8.5 | 7.000 | 12.8 |
| 0.200 | 4.6 | 1.400 | 6.0 | 3.500 | 9.2 | 7.500 | 13.2 |
| 0.300 | 4.6 | 1.600 | 6.3 | 4.000 | 9.8 | 8.000 | 13.6 |
| 0.400 | 4.4 | 1.800 | 6.7 | 4.500 | 10.3 | 8.500 | 14.0 |
| 0.500 | 4.1 | 2.000 | 7.0 | 5.000 | 10.9 | 9.000 | 14.4 |
| 0.600 | 4.0 | 2.200 | 7.4 | 5.500 | 11.4 | 9.500 | 14.8 |
| 0.800 | 4.6 | 2.400 | 7.7 | 6.000 | 11.8 | | |
| 1.000 | 5.1 | 2.600 | 8.0 | 6.500 | 12.3 | | |

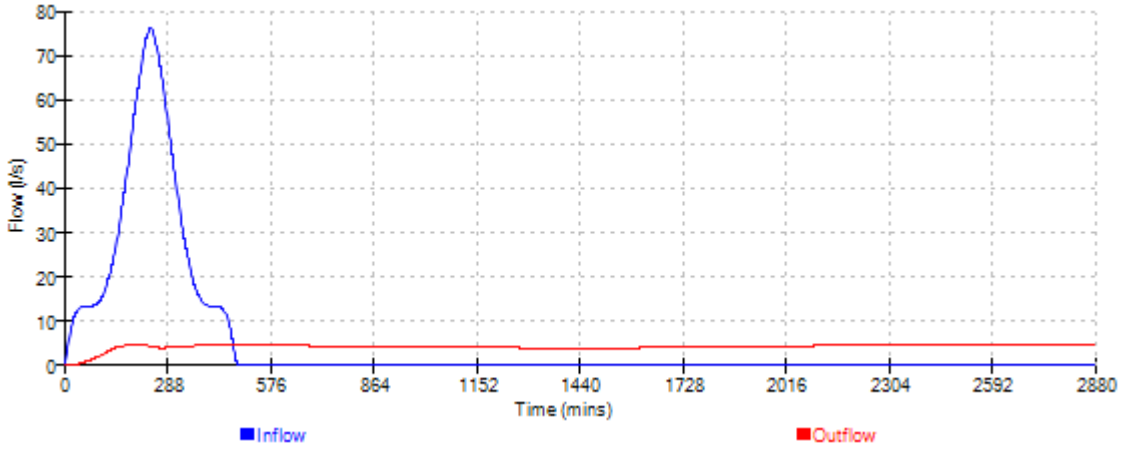
Event: 360 min Winter

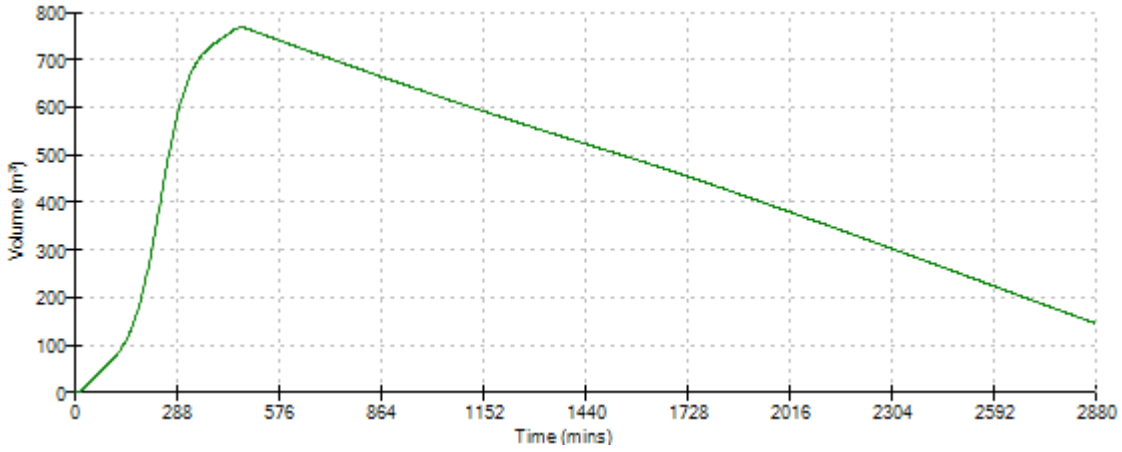


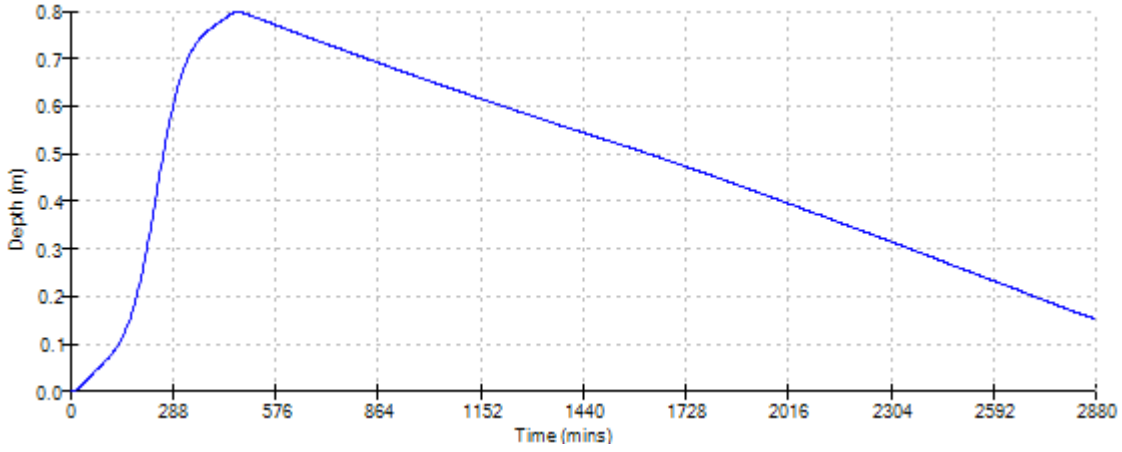



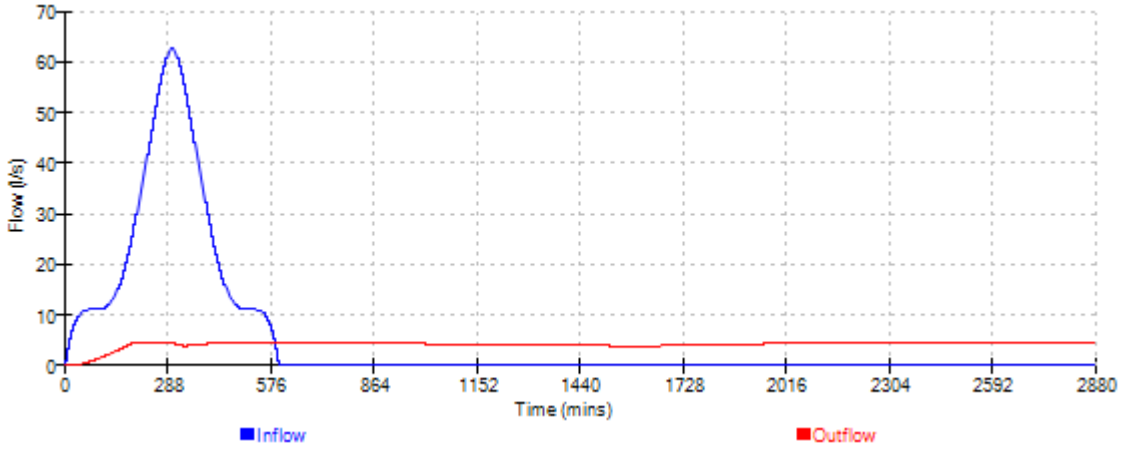
Event: 480 min Winter

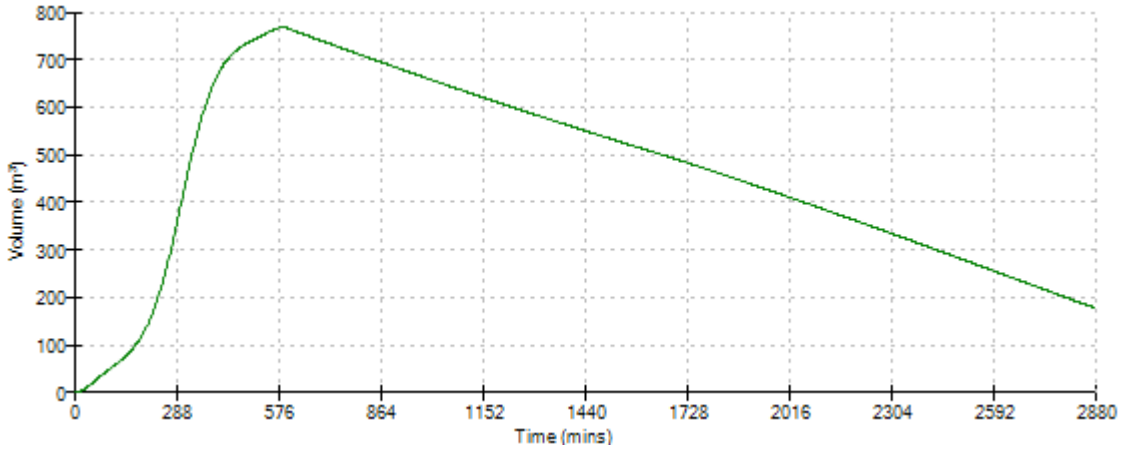


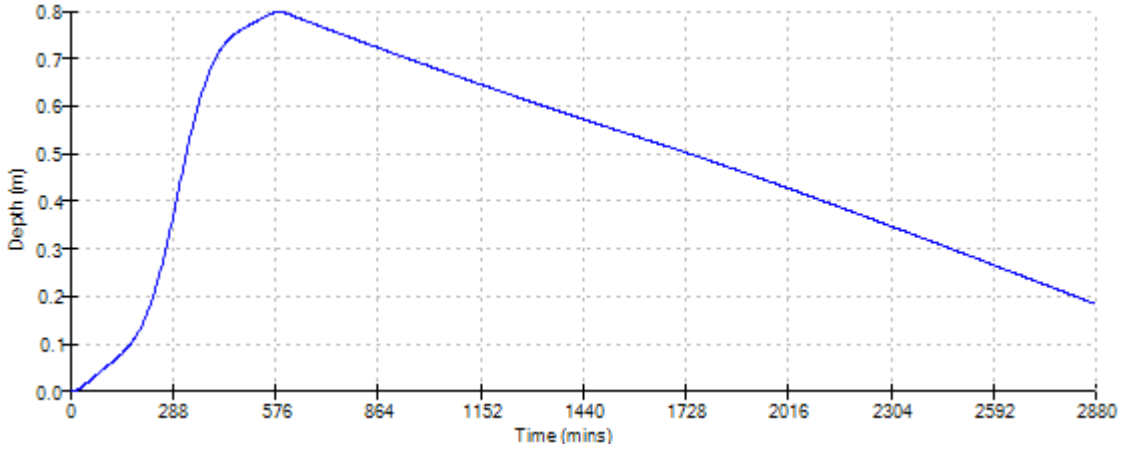



Event: 600 min Winter



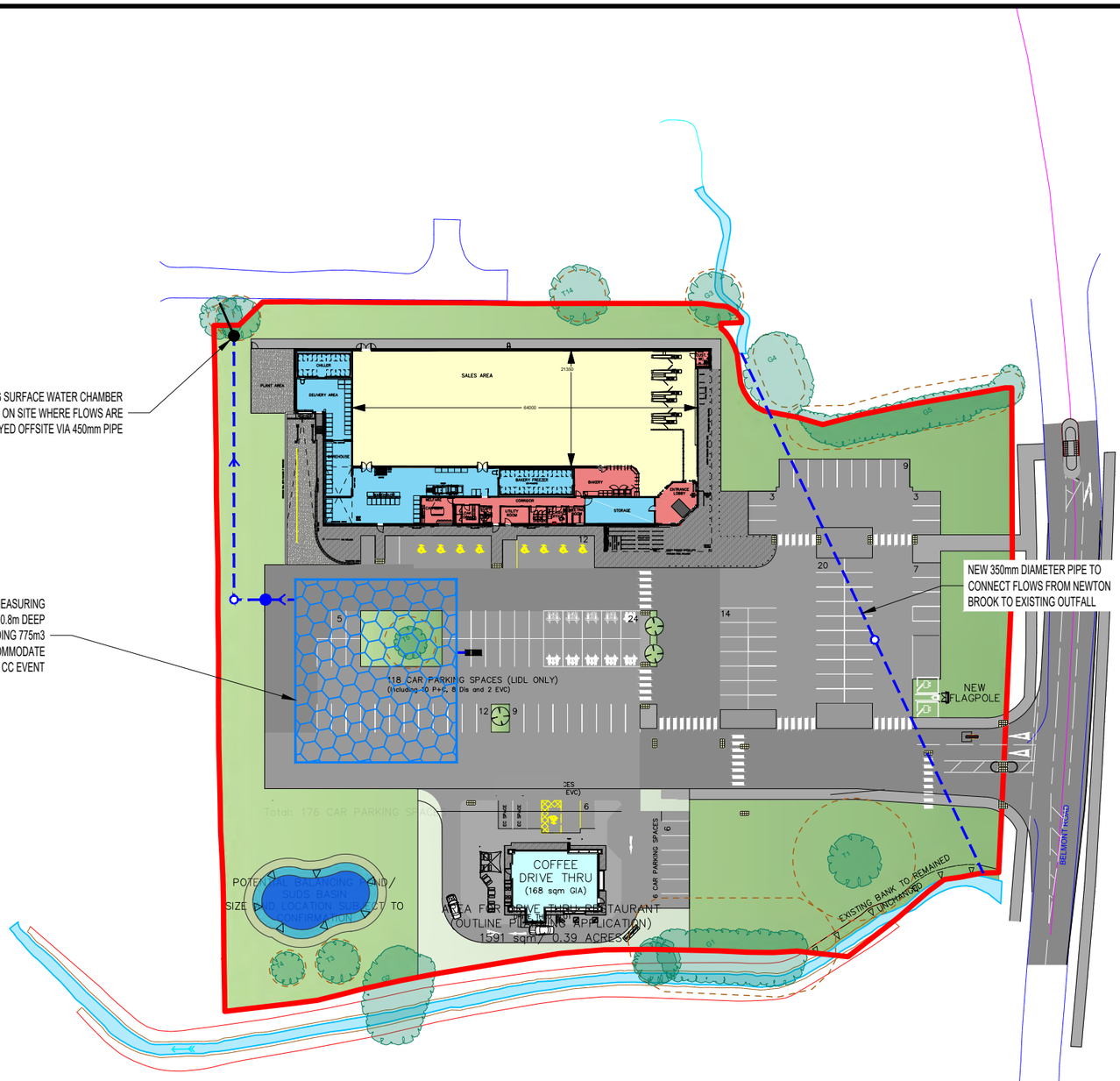



# Appendix M Concept Drainage Sketch

## KEY

- PROPOSED SURFACE WATER DRAIN
- PROPOSED HYDROBRAKE CHAMBER
- PROPOSED SURFACE WATER INSPECTION CHAMBER
- PROPOSED ATTENUATION TANK
- EXISTING PUBLIC SURFACE WATER SEWER
- EXISTING SURFACE WATER CHAMBER




## 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 SKETCH IS AN AMENDMENT OF THE ORIGINAL DRAWING "2768 P407D PROPOSED SITE PLAN" PROVIDED BY THE CLIENT.



| CLIENT | | SCHEME TITLE | SKETCH TITLE | SKETCH BY | DATE |
|---|---|---|---|---|---|
| LIDL | Waterco Ltd, Eden Court, Lon Parcwr Business Park, Ruthin, LL15 1NJ<br>TEL. (+44) 01824 702220<br>www.waterco.co.uk | BELMONT ROAD, HEREFORD | CONCEPT DRAINAGE SKETCH | V JONES | 11-03-2022 |
| | | | | SKETCH NUMBER: 14388-SK01 | SHEET SIZE: A3 |

# Appendix N Maintenance Schedule

## Operation and Maintenance Requirements for Attenuation Storage Tanks

| Maintenance Schedule | Required Action | Typical Frequency |
|---|---|---|
| Regular maintenance | Inspect and identify any areas that are not operating correctly. If required, take remedial action | Monthly for 3 months, then annually |
| | Remove debris from the catchment surface (where it may cause risks to performance) | Monthly |
| | For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary | Annually |
| | Remove sediment from pre-treatment structures and/ or internal forebays | Annually, or as required |
| Remedial actions | Repair/rehabilitate inlets, outlet, overflows and vents | As required |
| Monitoring | Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed | Annually |
| | Survey inside of tank for sediment build-up and remove If necessary | Every 5 years or as required |

Ref. Table 21.3, 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** :

---

# Appendix O Concept Designers Risk Assessment

# CONCEPT DESIGNER'S RISK ASSESSMENT

| | | | |
|---|---|---|---|
| **Project:** | Belmont Road, Hereford | **Project No:** | 14388 |
| **Client:** | Lidl UK GmbH | | |
| **Report Reference:** | 14388-FRA & Drainage Strategy-01 | | |

| | | | |
|---|---|---|---|
| **Prepared by:** | Jordan Jones | **Date:** | 01/03/2022 |
| **Checked by:** | Aled Williams | **Date:** | 04/03/2022 |
| **Reviewed by:** | Nigel Jones | **Date:** | 11/03/2022 |

## 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 | |
| 2 | Hazardous Environment | Unknown | |
| 3 | Existing Working Environment | Unknown | |
| 4 | Existing Services | Yes | Exisiting water main and other burried services on site |
| 5 | Proximity to Other Structure(s) | Unknown | |
| 6 | Near Waterbody / flood risk | Yes | Newton Brook to west and east of the site |
| 7 | Proximity to Other Activities | Unknown | |
| 8 | Sequence of Construction | Unknown | |
| 9 | Access | Unknown | |
| 10 | Interfaces | Unknown | |
| 11 | Confined Space Working | Unknown | |
| 12 | Maintenance Considerations | Unknown | |
| 13 | Working at Height | Unknown | |
| 14 | Steep Slopes | Unknown | |
| 15 | Demolition / Refurbishment / Repair | Yes | Exisitng hotel and ornamental pond to be removed |
| 16 | Welfare | Unknown | |
| 17 | Occupational Health | Unknown | |
| 18 | Environmental Issues | Unknown | |
| 19 | Other Significant Hazards not Identified Above | Unknown | |
| 20 | Residual Risk to Future Users | Unknown | |