



TECHINICAL / PROJECT NOTE

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By

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Sheet Ref

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Project

PLOT 19, VARTEG, BRYN

Proj Ref

P19-238

This Technical Note has been produced in order to satisfy the planning conditions for the residential development of Plot 19, Owen Jones Way, Bryn, Port Talbot.

Condition 14 and Note 15

(14) No surface water and land drainage run-off shall be allowed to connect/discharge (either directly or indirectly) to the public sewerage system.

Reason

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(15) The developer is advised that the drive will require baffles within the drainage medium due to the gradient of the drive. For surface water design purposes the allowable discharge rate is 0.002 l/s/sqm (litres per second per square metre of impermeable area)

Response

Please see drawing 19238-RLL-19-XX-DR-C-2000 for the proposed surface water drainage system details. The connection point of the proposed surface water system is to the existing manhole within the site boundary. This drawing also shows that the surface water flow from the proposed system is restricted via a flow control manhole, down to 1.8l/s, in line with the maximum discharge rate of 0.002 litres per sec per sq metre (as per note 15).

This thereby satisfying the objection pertaining to discharge rate.

Additionally, storage estimates based on the total impermeable area and for a storm event of up to 100yrs + 40%CC provides a storage estimate of 21m³ required to avoid flooding in such an event.

As shown on drawing 2000, it is proposed to provide a below ground cellular attenuation tank adjacent to the control chamber, to accommodate this flood volume. The tank will be connected via a standard pipe connection to provide a feature that retains flood flows in the high intensity storms but also empties quickly once the storm is passed.

This thereby satisfying the objection pertaining to attenuation.

Regarding condition 14, investigation of the site's ground conditions has shown that use of soakaway effect is not suitable for the site, and therefore an impermeable surface and positive drainage will be used on the driveway. Regarding note 15, and the comment suggesting baffles in the drainage medium, the impermeable positively drained solution will not require any baffles to be installed.