

Superseded

Construction of 6 Dwellings and Associated Works

Land at Main Road, Dyffryn Cellwen

Report on Scheme

for

Proposed foul and surface water drainage

and

Surface Water Run-Off Management during
Construction Phase

July 2020

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1.0 Introduction

The Site is approximately 0.88 acres in size and was once occupied by Tŷ Maes Marchog, a now demolished residential care home.

There are still extensive foul and surface water drainage systems on the site as a legacy of its former use.

This document details how the proposed discharge of both foul and surface water from both individual plots and surface water from the highway will be achieved and also how drainage will be managed during the Construction Phase.

2.0 Foul and Surface Water Proposals

2.1 GPT Environmental Management Services Drainage Survey

In February 2020, GPT Environmental Management Services (Geo Pollution Technologies (UK) Ltd.) were commissioned to undertake a comprehensive survey of the site to establish the current condition of the existing drainage systems and whether there was any possibility that they could be utilised for the proposed new use of the site.

The survey findings are reproduced in report format in the Appendices at the end of this report.

The survey and report established that all surface water (yard and roof) and foul water from the former residential home previously discharged to the Dŵr Cymru Welsh Water (DCWW) sewer in the south eastern corner of the site.

2.2 Consultation with Developer Services Section of Dŵr Cymru Welsh Water (DCWW)

Following the publishing of the GPT report, discussions took place between the Developer's Agent (Jeremy John) and Developer Services Section of Dŵr Cymru Welsh Water (DCWW) in respect of discharging all proposed surface and foul water to the same sewer as identified above.

The Developer in conjunction with his consulting engineers (GPT) were requested by DCWW to establish flow figures which proved that the new development would not create any additional flow to that generated by the original residential care home.

The email trail between the Jeremy John Developer's Agent)), Kristian Tracy (Geo Pollution Technologies (UK) Ltd.) and Rhodri Perry (DCWW) detailing how flows from the proposed development are less than the original discharge flows, and subsequent permission from DCWW to discharge to their sewer is reproduced in the Appendices at the end of this report.

2.3 Conclusion

As can be seen from the email exchange reproduced in the Appendices at the end of this report, the Developer Services Section of Dŵr Cymru Welsh Water (DCWW) granted permission for

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the Developer to discharge all storm and foul water from the new development without the need for any attenuation.

The proposed Residential Foul and Surface Water Layout is shown on Drawing Number TMM/DC/10 and the proposed Highway Drainage Layout on Drawing Number TMM/DC/11.

3.0 Surface Water Run-Off Management during Construction Phase

The developer will employ a number of standard techniques for managing the surface water run-off from the development.

The principal objective is to restrict the surface water run-off to within the construction area, and if necessary, treat all surface water run-off flows prior to discharging to the ground.

The methods to be adopted shall include, but not be limited to the following:

- a. Site walk-over during wet conditions to identify the presence of all potential 'temporary' water courses.
- b. Implement a regime of isolating upstream clean surface water (ground water runoff) from the proposed working areas. This will be achieved via bunds or cut-off trenches with clean water temporarily diverted around the works. Upstream 'clean' water shall always be kept separate from 'contaminated' water generated from within the working area.
- c. The area of topsoil strip and plot development is to be minimized to that area required for the progression of the immediate works only. The stripped topsoil and excavated material is to be used to form a bund to protect the working area from surface run-off from the unstripped area of the development.
- d. Implement a regime of isolating contaminated water (contaminated by soil sediment within the working zone) from any potential downstream 'temporary' watercourses. This will be achieved by providing temporary bunding and soil & silt traps.
- e. Any stored water will be pumped to a point where it can discharge to the ground, with the outflow treated with silt buster units, or a system of catchpits allowing natural soakaway to ground.
- f. Although there are no permanent watercourses on or adjacent to the site if deemed necessary during periods of very wet weather which may create issues with increased runoff, silt fences or other filtration systems shall be introduced where there is a potential surface route to any site boundary, watercourse, or point of discharge to ground.
- g. Filtration systems include:
 - (i). Discharge over matured grassland, provided that no run-off occurs at the site boundary, and that no direct links to watercourses exist.
 - (ii). Silt fences.
 - (iii). Silt buster units.
 - (iv). Catch pits.
 - (v). Straw bales.
- h. Temporary bunds are to be shaped and covered/seeded to minimise contamination of run-off with suspended solids.

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i. Any site offices, cabins & canteen areas will be provided with sealed chemical toilets which are periodically emptied and tinkered away to a licensed Dŵr Cymru Welsh Water (DCWW) treatment plant.

The measures listed above will be developed by the contractor ahead of the relevant section of the works. The management of the surface water run-off will be adapted as required to accommodate changes in site conditions and any unexpected issues that may arise throughout the duration of the development.

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4.0 Appendices

- 4.1 GPT Environmental Management Services Drainage Survey**
- 4.2 Emails between Developer and DCWW**

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Environmental
Management
Services

CLIENT: THJ Construction

SITE ADDRESS: Main Road,
Dyffryn Cellwen,
Neath,
SA10 9HR.

REPORT TITLE: Drainage Survey

STRICTLY CONFIDENTIAL

REPORT NO.	DATE	TYPE
THJ/DS	12/02/2020	Issue 01 - DRAFT

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GEO POLLUTION TECHNOLOGIES (UK) LTD,
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VILLAGE FARM INDUSTRIAL ESTATE,
PYLE, BRIDGEND,
SOUTH WALES,
CF33 6BX.

Tel: +44 (0) 1656 741 799

Fax: +44 (0) 1656 740 814

E-mail: sales@gptenvironmental.co.uk

Web: <http://www.gptenvironmental.co.uk>

Company Registration No.: 4689357



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DISCLAIMER

The contents of this report are strictly confidential and intended for the client, as printed on the front cover. Interpretations within this report are based on the available data which is assumed to be correct if not collected by GPT employees. The comments and opinions expressed assume that ground conditions do not vary beyond the range revealed by the investigation. There may however, be conditions at or adjacent to the site, which have not been disclosed by the investigation and which, therefore, have not been considered in this report. Due care has been taken during analysis of the data; however GPT does not take responsibility for damages and/or loss arising directly or indirectly from the use of data or information within this report. The contents within this report are limited to the scope of works as agreed with the client(s) prior to commencement of the project(s).

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REPORTING DETAILS AND QUALITY ASSURANCE

Client Name:	THJ Construction
Client Contact:	Jeremy John
Report Title:	Drainage Survey
Reference Number:	THJ/DS
Author(s):	Benjamin Taylor MSc. (Hons) Environmental Consultant
Signature:	
Date:	17/02/2020
Approved By:	James Marshallsea BSc. (Hons) Environmental Consultant
Signature:	
Date:	17/02/2020

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1 Introduction

GPT were commissioned by THJ Construction to undertake a drainage survey at the property located at the following address: Main Road, Dyffryn Cellwen, Neath, SA10 9HR. The specification of the survey was detailed in quotation Q7436, provided to and agreed upon by the client before the commencement of the works.

The drainage details of a site are an important feature as almost all premises produce contaminated water which could cause pollution if it enters rivers, streams, ditches or groundwater. Foul water originates from kitchens, toilets, vehicle washing and rainwater run-off from 'dirty' areas and liquid wastes or trade effluents from business activities.

As stored liquid materials such as chemicals, fuels and oils can spill, leak or release their contents, it is important that drainage features are properly mapped with outfalls and drainage types are detailed. Incorrect or poorly designed and maintained drainage infrastructure is a common pathway for spills and leaks to enter the environment and cause pollution¹.

There are typically three types of drainage systems:

- Foul sewers carrying contaminated water (sewage and/or trade effluent, for example vehicle wash water) to a sewage treatment works; the works may either be private or run by your local sewage treatment provider.
- Storm/Surface water drains carrying uncontaminated clean water (such as rainwater from road gullies) from Site.
- Combined sewers carrying both foul and storm water.

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2 Drainage Survey

The drainage survey was conducted on the 12th of February 2020.

2.1 Client Instructions and Survey Particulars

Comprehensive drainage survey of the vacant site in Dyffryn Cellwen which included:

- Identifying, locating, detailing and confirming the routing (where possible) of all surface water and foul drainage on site. This will include all minor lines and gullies.
- Detailing all invert levels and approximate pipe diameters.
- Identifying any interceptors or other environmental controls.
- Providing an updated colour coded computer aided design (AutoCAD) plan with all accessible gulley and drain manholes identified.
- Providing recommendations where the routing of the drainage cannot be confirmed due to damaged/ blocked pipework and/ or not being able to remove access manhole covers due to disrepair.

2.2 Limitations

The relationship between any general buildings works requiring repair and the responsibility for the same, under covenants and statutes contained in agreements between the client and present owners, or current statutory instruments are not considered within the scope of this report. This report considers only the surface water, foul water and combined water systems referred to.

This report is for the use of the client and professional advisors acting on behalf of the client. This report should not be relied upon by third parties for any use without the written authority of the reports author. The present owners or any third party other than the client are excluded from any contractual arrangements made between the client and the report provider.

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2.4 Site Description

The Site is situated just off of the A4109 through Dyffryn Cellwen. The Site is approximately 0.88 acres in size and was once occupied by a now demolished care home. Only two small garages remain after the demolition activity in 2013. The site now consists of hard standing and made ground.

The Site is centred on Ordnance Survey grid reference: SN 85070 10182.

2.3 Survey Methodology

Identification of surface water and foul drainage routes were established through the removal of inspection covers and visual examination of drainage pathways contained within manhole chambers. Drain invert levels were measured from the cover level at the manhole surface and recorded. The number of inlets and their diameters, along with the main run diameter were also recorded. If required, connectivity was established through the application of drain dye.

A digital copy of the site was obtained, enabling details from the drainage survey to be plotted. A topographic survey, conducted by Azimuth Land Surveys Ltd in November 2012, and a Welsh Water asset map, issued in November 2013, of the site were used for reference. These drainage maps are visible in the Appendix.

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3 Site Drainage

Two distinct drainage systems occupy the Site; Storm and Foul.

As a result of the demolition activity that occurred in 2013 GPT were only able to locate 18 manholes where once, according to Azimuth Land Surveys Ltd pre-demolition survey, there were once approximately 28 manholes.

3.1 Storm Drainage

GPT identified two storm water manholes (MHS1 & MHS2) onsite that appeared to flow towards the north eastern corner of the site.

The Azimuth Land Surveys Ltd also confirmed the presence of these manholes and also the downstream manhole in the north east corner of the Site which appeared to discharge towards the Site's eastern boundary. GPT were unable to locate the ultimate storm water discharge point onsite.

This presumed storm water discharge point would appear to connect or would have connected to or upstream of MHS6, which is connected to the storm water pipe flowing through the Site via MHS3 to MHS5.

The storm water line flowing through the Site via MHS3 to MHS5 appears to be a Welsh Water asset however it does not appear on Welsh Water's asset map of the site issued in November 2013

3.2 Foul Drainage

GPT were only able to locate the northern and eastern sections of the foul drainage system however the plans produced by GPT, Azimuth Land Surveys Ltd and Welsh Water all confirm the Site's foul water discharge point being in the south east corner under GPT manhole reference number MHF9.

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The foul water system then discharges from Site in an easterly direction through 3 additional offsite manholes along a pedestrian footpath to the rear of an apartment complex located adjacent to Site and before heading towards the corner of Cross Roads and Moorlands.

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4 Survey Recommendations

Please find below a list of recommended actions founded in best practice guidance:

- Confirm with Welsh Water;
 - If the storm water pipe flowing through the Site via MHS3 to MHS5 is owned by Welsh Water; and
 - The type of drainage (storm, foul or combined) that flows through the pipe.

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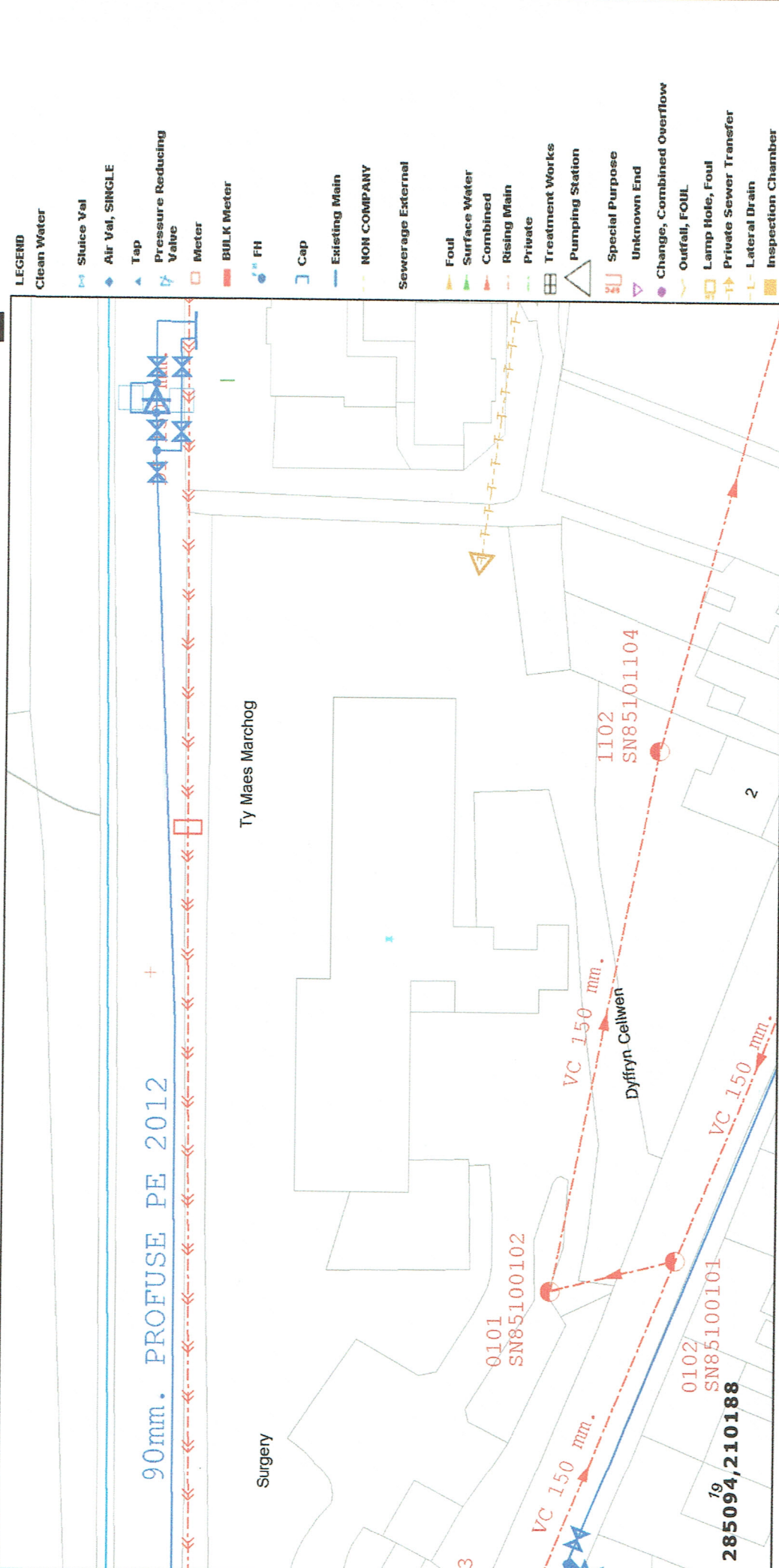
APPENDIX

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19/11/2013

Scale: 1:566

Ty Maes Marchog



SWR Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of practical guidance only and on the strict understanding that it is based on the best information available and no warranty or responsibility is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus which might be liable to dislocate the apparatus before carrying out any excavations rests entirely on the excavator. The information which is supplied to the Company is done so in accordance with statutory requirements under the provisions of the Water Industry Act 1991. It should be the best information available and in particular, the Company may not disclose the existence of a drain sewer or disposal main laid before 1st January 1989, or if they do, the particulars thereof including their position underground may not be accurate. It must be decided whether the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

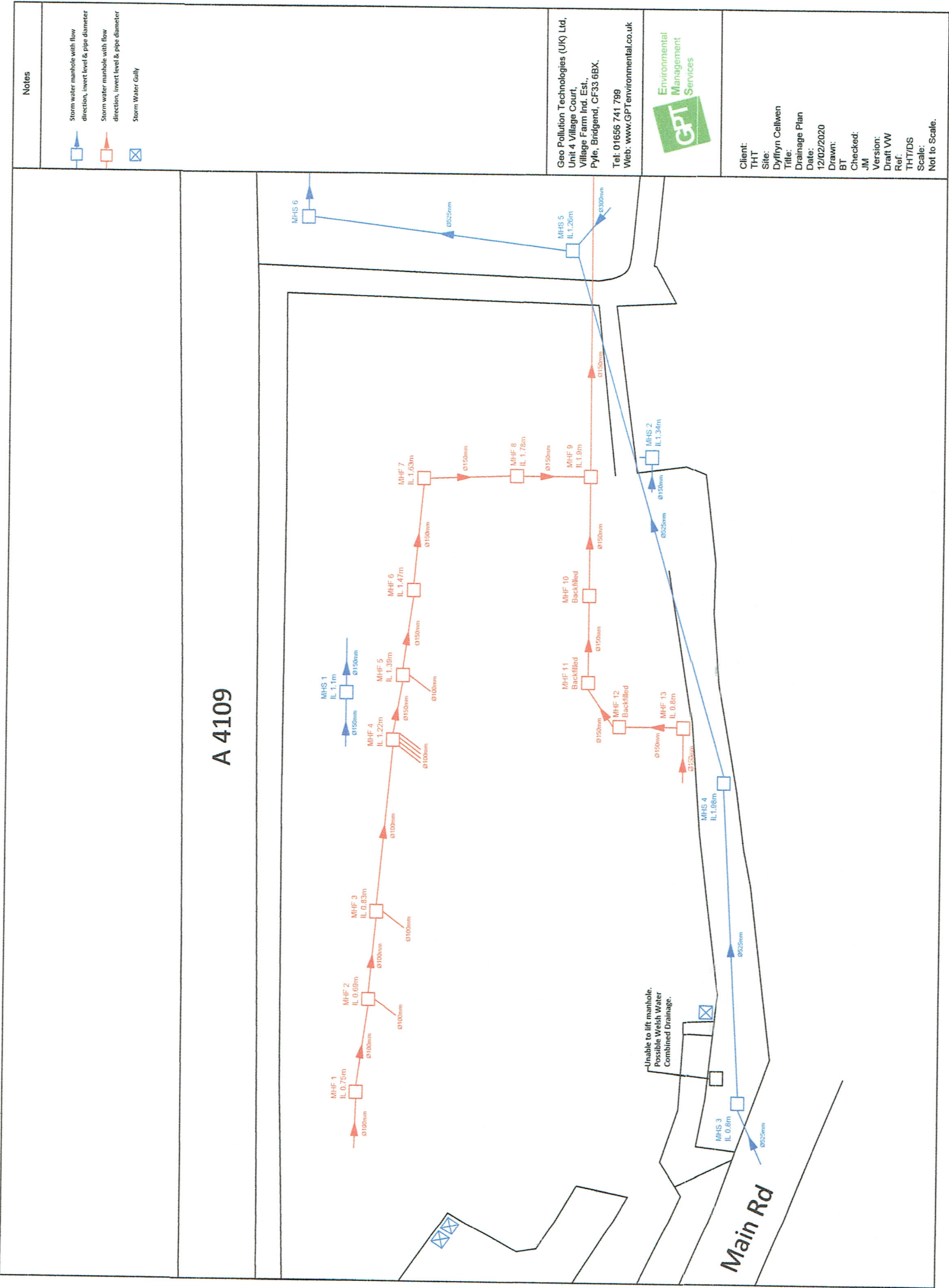
**EXACT LOCATION OF
ALL APPARATUS TO
BE DETERMINED ON
SITE**

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Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Aramid Resin or Pitch Fibre) may be found to be asbestos. On which (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

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03/07/2020

Fw: Fw: Drain survey Report Revision

From: jeremy john <jeremy.a.john@hotmail.com>
To: huwjenkins1@btinternet.com <huwjenkins1@btinternet.com>
Date: Mar 16, 2020 9:28:37 AM
Subject: Fw: Fw: Drain survey Report Revision
Attachments: A4 Network Landscape.pdf

From: Perry Rhodri <Rhodri.Perry@dwrcymru.com>
Sent: 13 March 2020 15:57
To: jeremy john <jeremy.a.john@hotmail.com>
Subject: RE: Fw: Drain survey Report Revision

Hi Jeremy,

Please see attached sewer plan, we would want connection to be downstream of manhole chamber reference SN85100102. If there are going to be issues in connecting to this asset please let me know. If the existing connection goes into this chamber and it is in good condition then this would be reused.

Thank you,

Rhodri

Rhodri Perry
Development Control Officer | Developer Services
Dŵr Cymru Welsh Water

W: dwrcymru.com
E: developer.services@dwrcymru.com
T: 0800 917 2652
A: PO Box 3146, Cardiff, CF30 0EH



Before you print please think about the ENVIRONMENT

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#)

From: Perry Rhodri
Sent: 13 March 2020 12:38
To: 'jeremy john' <jeremy.a.john@hotmail.com>
Subject: RE: Fw: Drain survey Report Revision

<https://ux.btmil.bt.com/cp/index-rui.jsp?v=2.10.3#app/mail>

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03/07/2020

Fw: Fw: Drain survey Report Revision

Hi Jeremy,

Thank you call this morning,

I can confirm that we will accept proposed discharge figures without requirement for site attenuation or a flow control device.

I am just reviewing the proposed connection point and will confirm this later on today.

Kind regards,

Rhodri

Rhodri Perry

Development Control Officer | Developer Services
Dŵr Cymru Welsh Water

W: dwrcymru.com

E: developer.services@dwrcymru.com

T: 0800 917 2652

A: PO Box 3146, Cardiff, CF30 0EH



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From: jeremy john <jeremy.a.john@hotmail.com>

Sent: 12 March 2020 10:27

To: Perry Rhodri <Rhodri.Perry@dwrcymru.com>

Subject: Fw: Fw: Drain survey Report Revision

***** External Mail *****

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03/07/2020

Fw: Fw: Drain survey Report Revision

Sent from my Huawei Mobile

----- Original Message -----

Subject: RE: Fw: Drain survey Report Revision

From: Kristian Tracy

To: jeremy john

CC:

Morning Jeremy,

From the drain survey of the site there were no flow control devices or attenuation systems identified as being installed previously.

Your proposed development will be creating a smaller volume to discharge to Welsh Water than the previous site usage.

Therefore, as long as Welsh Water are happy for you to proceed, there isn't need for such systems on your site.

The only variable that I can think of is that if there has been an increase in volume being discharged to Welsh Water's system in the area from other neighbouring developments then they may ask you to install flow control systems.

Best Regards,

Kris

Kristian Tracy BSc. (*Hons.*)

Technical Sales Manager

Geo Pollution Technologies (UK) Ltd.

Address: No's. 2-4 Village Court, Village Farm Industrial Estate, Pyle, Bridgend, South Wales, CF33 6BX

Mobile: 07980 638 683

E-mail: kris.tracy@GPTenvironmental.co.uk

Office: 01656 741 799

Fax: 01656 740 814

[Twitter](#) [Facebook](#)

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03/07/2020

Fw: Fw: Drain survey Report Revision

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From: jeremy john [<mailto:jeremy.a.john@hotmail.com>]
Sent: 12 March 2020 09:01
To: Kristian Tracy
Subject: Fw: Fw: Drain survey Report Revision

Sent from my Huawei Mobile

----- Original Message -----
Subject: RE: Fw: Drain survey Report Revision
From: Perry Rhodri
To: jeremy john
CC:

Hi Jeremy,

Thank you for clarifying this, we will accept below discharge figures. To achieve discharge will there be requirement for attenuation and flow control device?

I will confirm suitable connection location tomorrow.

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03/07/2020

Fw: Fw: Drain survey Report Revision

Thank you,

Rhodri

Rhodri Perry

Development Control Officer | Developer Services

Dŵr Cymru Welsh Water

W: dwrcymru.com

E: developer.services@dwrcymru.com

T: 0800 917 2652

A: PO Box 3146, Cardiff, CF30 0EH



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From: jeremy john <jeremy.a.john@hotmail.com>
Sent: 09 March 2020 09:11
To: Perry Rhodri <Rhodri.Perry@dwrcymru.com>
Subject: Fw: Fw: Drain survey Report Revision

***** External Mail *****

Sent from my Huawei Mobile

----- Original Message -----
Subject: RE: Fw: Drain survey Report Revision
From: Kristian Tracy
To: jeremy john
CC:

Good morning Jeremy,

I've spoken to Rhodri and he has advised those are annual figures of what the catchment areas would generate from published rainfall data.

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Fw: Fw: Drain survey Report Revision

Best Regards,

Kris

Kristian Tracy BSc. (*Hons.*)

Technical Sales Manager

Geo Pollution Technologies (UK) Ltd.

Address: No's. 2-4 Village Court, Village Farm Industrial Estate, Pyle, Bridgend, South Wales, CF33 6BX

Mobile: 07980 638 683

E-mail: kris.tracy@GPTenvironmental.co.uk

Office: 01656 741 799

Fax: 01656 740 814

[Twitter](#) [Facebook](#)

 *Consider the environment: do you really need to print this e-mail?*

From: jeremy john [<mailto:jeremy.a.john@hotmail.com>]

Sent: 06 March 2020 08:34

To: Kristian Tracy

Subject: Fw: Fw: Drain survey Report Revision

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03/07/2020

Fw: Fw: Drain survey Report Revision

Sent from my Huawei Mobile

----- Original Message -----

Subject: RE: Fw: Drain survey Report Revision

From: Perry Rhodri

To: jeremy john

CC:

Hi Jeremy,

Thank you for below email and call this morning,

I just wanted to check in regards to the m3 figures below, over what time period are they based?

Kind regards,

Rhodri

Rhodri Perry

Development Control Officer | Developer Services

Dŵr Cymru Welsh Water

W: dwrcymru.com

E: developer.services@dwrcymru.com

T: 0800 917 2652

A: PO Box 3146, Cardiff, CF30 0EH



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Fw: Fw: Drain survey Report Revision

From: jeremy john <jeremy.a.john@hotmail.com>
Sent: 02 March 2020 12:18
To: Perry Rhodri <Rhodri.Perry@dwrcymru.com>
Subject: Fw: Fw: Drain survey Report Revision

***** External Mail *****

Morning Rhodri

Please find attached flow calculations in the relation the past Maes Ty Machog Residential care home and and the new proposed development.

Regards

Jeremy

From: Kristian Tracy <kris.tracy@gptenvironmental.co.uk>
Sent: 02 March 2020 11:49
To: jeremy john <jeremy.a.john@hotmail.com>
Subject: RE: Fw: Drain survey Report Revision

Morning Jeremy,

Published average rainfall data has generated the following data

Previous Care Home

Roof = 1150m²

Asphalt / Paths = 1050m²

Total = 2200m²

Total volume of rainfall off site = 2505 m³

Proposed Site

Roof = 550m²

Roads / Footways = 950m²

Drives and Paths = 550m²

Total = 2050m²

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Fw: Fw: Drain survey Report Revision

Total volume of rainfall off site = 2234 m³

You will also need to take into account the foul water volume being produced.

Regards,

Kris

Kristian Tracy BSc. (*Hons.*)

Technical Sales Manager

Geo Pollution Technologies (UK) Ltd.

Address: No's. 2-4 Village Court, Village Farm Industrial Estate, Pyle, Bridgend, South Wales, CF33 6BX

Mobile: 07980 638 683

E-mail: kris.tracy@GPTenvironmental.co.uk

Office: 01656 741 799

Fax: 01656 740 814

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03/07/2020

Fw: Fw: Drain survey Report Revision

From: jeremy john [<mailto:jeremy.a.john@hotmail.com>]
Sent: 28 February 2020 10:32
To: Kristian Tracy
Subject: Fw: Fw: Drain survey Report Revision

Kris
Please attached email from Huw Jenkins re measurements
Regards
Jeremy

Sent from my Huawei Mobile

----- Original Message -----
Subject: Re: Fw: Drain survey Report Revision
From: huwjenkins1@btinternet.com
To: jeremy john
CC:

JJ,

I've done a quick calculation for impermeable areas.

Previous Care Home

Roof = 1150m²

Asphalt / Paths = 1050m²

Total = 2200m²

Proposed Site

Roof = 550m²

Roads / Footways = 950m²

Drives and Paths = 550m²

Total = 2050m²

Hopefully Welsh Water will accept this.

Cheers,

Huw

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03/07/2020

Fw: Fw: Drain survey Report Revision

----- Original Message -----

From: "jeremy john" <jeremy.a.john@hotmail.com>
To: "huwjenkins1" <huwjenkins1@btinternet.com>
Sent: Tuesday, 25 Feb, 2020 At 08:51
Subject: Fw: Drain survey Report Revision

Sent from my Huawei Mobile

----- Original Message -----

Subject: RE: Drain survey Report Revision
From: Kristian Tracy
To: jeremy.a.john@hotmail.com
CC:

Hi Jeremy,

Apologies for the mistake of company name.

Please find revised report attached.

Kind Regards,

Kris

Kristian Tracy BSc. (*Hons.*)

Technical Sales Manager

Geo Pollution Technologies (UK) Ltd.

Address: No's. 2-4 Village Court, Village Farm Industrial Estate, Pyle, Bridgend, South Wales, CF33 6BX

Mobile: 07980 638 683

E-mail: kris.tracy@GPTenvironmental.co.uk

Office: 01656 741 799

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