

Planning Statement

Planning Application

to

Revised line and details of surface water outfall to serve the competed development approved under planning permission P/2015/0597 (as amended).

on

Land adjacent to 1-5 The Willows, Bryn, Port Talbot SA13 2SN

Ordnance Survey Grid Ref: 2805380,193343

1) Background

When Planning Permission P/2015/0597 was determined it was envisaged that the surface water from the development of the 5 houses at the former Bryn Garage would be attenuated on site with the attenuated outflow run in pipe work alongside Unit 1 to the rear and then across adjacent land to the existing stream.

This was agreed by the Council and Planning Permission was granted on that basis.

However, the developer undertaking the development went into administration and the part completed development was purchased out of the administration by the applicant.

When the applicant took over the development a number of issues had to be resolved: -

- 1) No foul drainage disposal scheme had commenced
- 2) The Surface Water disposal scheme which had been approved under P/2015/0597 was not possible to construct due to:-
 - a) The houses being positioned nearer the road than agreed in P/2015/0597
 - b) The owner of the land between the site and the stream into which surface water was to be discharged being unwilling to grant consent for the drainage as to pass across his land as shown on approved drawing 1131-01-C.

2) Proposals to complete the drainage outfalls.

a) Foul drainage

Negotiations were undertaken with Welsh Water and a design was agreed; constructed and adopted by Welsh Water under reference PSA0005544.

This system is currently providing foul sewage disposal for the five houses which have been constructed and currently occupied on the site.

b) Surface Water Drainage

The surface water disposal system was originally included within adoption agreement PSA0005544 when the applicant purchased the site. All the work on-site was constructed at the same time as the foul drainage. However, at the time of the sale of the original houses the surface water drainage was not complete and currently discharges to a temporary soak away on the land immediately to the west of the site.

An application has been made to Welsh Water to adopt the existing surface water drainage on site and the proposed outfall under their reference ESA0000233.

As part of the agreement to adopt these drains Welsh Water requested that the local authority confirm that they were content with the proposed outfall into the adjacent stream.

On making enquiries to the appropriate officer in the highways section of the council it was determined that the proposed route of the outfall pipe work was outside of the red line area of Planning Permission P/2015/0597.

This planning application seeks approval for the proposed surface water outfall as agreed with the adjacent landowner and included in the application for adoption by Welsh Water reference ESA0000233.

3) The design of the surface water outfall

The drainage on site comprises of UPVC underground pipe work and fittings taking the discharge from the roof surfaces of the houses and from the paved footpaths and vehicle parking and maneuvering areas via channel drainage. The channel drains are located at the rear of the vehicle crossovers to prevent surface water from running onto the footway – all to comply with the requirements of Planning Permission P/2015/0597 and sewers for adoption 7th edition to comply with Welsh Water requirements.

The impermeable area of the site is 768 m²

The outfall is proposed to be carried into a twin length of attenuation pipe work and then discharged via an orifice of 48 mm into 100 dia UPVC pipe work to carry the attenuated flow to a headwall on the existing stream –all as shown on the attached drawings.

The volume of rainfall in a 1 in 100 year storm event has been calculated as set out in BRE 365:2016. To this has been added a further allowance of 40% for climate change as required by the Welsh Government publication “Adapting to Climate Change: Guidance for Flood and Coastal Erosion Risk Management Authorities in Wales December 2017”

The maximum discharge into the stream has been limited to a flow of 5 litres per second. This is achieved by the storm water running through a 48 mm diameter orifice plate fitted within manhole S2.

As shown on the attached calculations this results in the need for a storage capacity of 22.94 m³. This is provided by 2 runs of 1050 mm diameter pipe work as shown on the attached drawings.

The attenuated flow is then discharged into 100 mm dia pipe work which is located 6 metres from the centre line of the existing culvert taking the stream under the B4282. This provides adequate maintenance access should the culvert require attention - without disturbing the proposed outfall pipe work or fittings.

The pipeline discharges into the stream via a mesh reinforced concrete outfall structure of an adoptable design acceptable to Welsh Water.

4) List of drawings and documents included in this application.

1131-50	Location Plan
1131-47 Revision A	Surface Water Sewers
1131-20 Revision A	Arrangement of Attenuation Pipe work
1131-21 Revision A	Headwall Details
1131-22 Revision A	Section Through Manholes S2 AND S3
1131-28 Revision A	Surface Water outfall Long Section
1131_01 Revision A	Storm Water Calculations