

Foul & Surface Water Drainage Strategy Note

September 2020

1 INTRODUCTION

- 1.1 This Drainage Strategy Note sets out the proposed Surface and Foul Water strategy for the proposed 'Innovation Plots' development of 8 no residential units, comprising part of the larger Phase 2, Heritage Gate, Coed Darcy development by Waterstone Homes (Abode by Waterstone).
- 1.2 This Drainage Strategy Note should be read in conjunction with approved Drainage Strategy Note 2432/DSN01, dated April 2020, which provided a comprehensive foul and surface water strategy for the overall Phase 2 development.
- 1.3 This Drainage Strategy Note is intended to accompany an application for a non-material amendment to the existing full planning permission P2018/1027. It is understood that the non-material amendment covers change of house-type only, with little alteration to the proposed site layout.

2 EXISTING SITUATION

- 2.1 Full planning permission exists for the Innovation Plots (P2018/1027). Drainage Strategy Plan 2000/01/500 – dated December 2018 - was submitted by Spring Design and approved under the planning application.
- 2.2 Existing storm and foul sewers are located immediately adjacent to the north eastern site boundary within Crown Way.
- 2.3 It is understood that these sewers have been constructed as part of earlier phases of development and have been designed to accommodate unrestricted flows from the application site.

3 SURFACE WATER STRATEGY

- 3.1 The proposed surface water proposals are provided on Engineering Layout drawing 2432-520-04.
- 3.2 As per the approved Drainage Strategy Plan 2000/01/500 and subsequent approved Drainage Strategy Note 2432/DSN01, it is proposed to discharge surface water flows unrestricted to existing manhole S30-PH1 within Crown Way.
- 3.3 It is understood that the outfall sewer within Crown Way will be adopted by Neath Port Talbot Council.

- 3.4 As the proposed Innovation plot house-type footprints are slightly smaller than those previously proposed, Spring can confirm that no increase in run-off rates will occur as a result on the non-material amendment application.

4 FOUL WATER STRATEGY

- 4.1 The proposed foul water proposals are provided on Engineering Layout drawing 2432-520-04.
- 4.2 As per the approved Drainage Strategy Plan 2000/01/500, it is proposed to discharge foul water flows to existing manhole F22-PH1 within Crown Way.
- 4.3 All new lateral drains serving the Innovation plots will be designed and constructed to an adoptable standard and would be adopted and maintained by Dwr Cymru Welsh Water.

5 SUMMARY

- 5.1 The approved principle of discharge of foul and storm water flows to the existing sewerage infrastructure within Crown Way – as set out on approved Drainage Strategy Plan 2000/01/500 – has been followed within the revised engineering design.
- 5.2 The amended proposals will result in no increase in foul or storm water flows from the Innovation plots when compared with the previously approved proposals.