

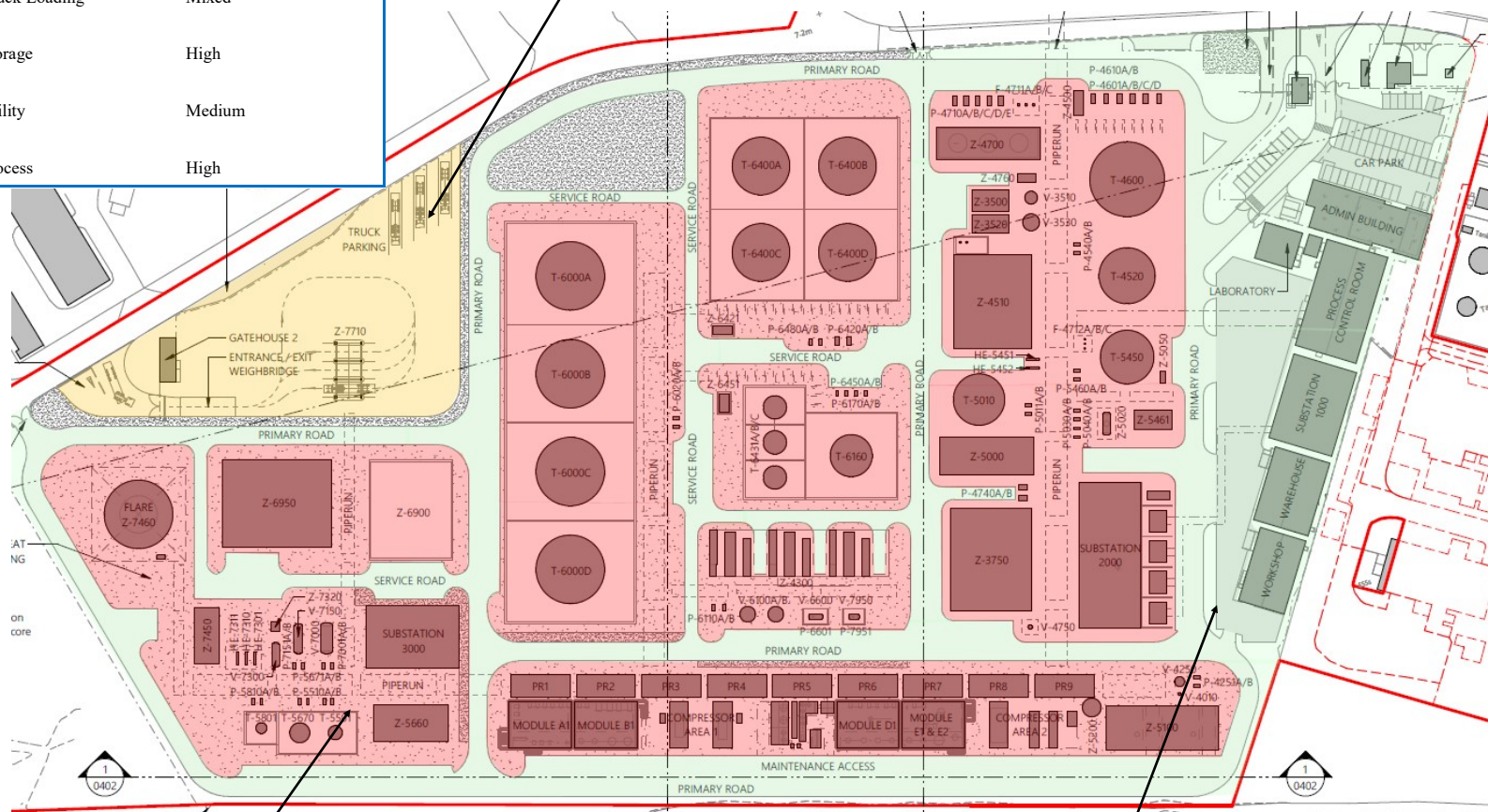
F Water Quality Plan

Land Use	Pollution Hazard Level
Roads	Low
Admin	Low
Flare	Low
Truck Loading	Mixed
Storage	High
Utility	Medium
Process	High

Medium Hazard Area:

Medium hazard areas comprise the truck loading areas to the west of the site, and utilities area to the centre of the site. Areas of truck loading to the west shall drain directly to the contaminated drain as a result of the high risk of spillage/contamination. The remainder of the area shall drain via SuDS and an oil water separator prior to discharge to the dock.

Due to the industrial nature of the development site and the increased potential for spills as a result, the clean water stream shall pass through an oil water separator prior to discharge to the dock.



High Hazard Area:

Process areas of the PDZ. Potential for contamination of the surface water system. Area to be bunded to mitigate risk spills to low and medium hazard risk areas. Surface water to enter the 'contaminated drain' and flow to the 'AOC basin' and effluent treatment plant. Flows shall be treated prior to being re-used in the site process streams.

Low Hazard Area:

Low Hazard areas comprise of the site roads and admin area to the eastern boundary. The admin area contains warehouses, admin and welfare facilities and associated car parking. Within this area, the Simple Index Approach shall be used to demonstrate that the proposed system results in no detriment to downstream water quality.

NOTES

1. Site Layout provided by Inspire Architects 20 October 2023, drawing reference 2143.01-IA-ZZ-ST-DR-A-0215_Proposed PDZ Layout & Equipment List-P15
2. Do not scale from this drawing. All information and layouts detailed on this drawing are subject to site dimension checks

KEY

- High Hazard Areas
- Medium Hazard Areas
- Low Hazard Areas

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Project Dragon

Water Quality Management Plan

Drawing Number:

Project Dragon - Water Quality Management Plan - LANT30006 - Rev E- 20 October 2023

Drawn by: Faye Tomalin 10/08/2023

Reviewed by: Rene Dobson 10/08/2023

For information on the equipment located within each hazard area, refer to 2143.01-IA-ZZ-ST-DR-A-0215_Proposed PDZ Layout & Equipment List-P15

G CDM Regulations (2015) File

Design Risk Assessment

Document control	2022s0514 Outline Surface Water Drainage Strategy				
Contributing designers	Revision	Purpose of issue	Checked	Reviewed	Date
Faye Tomalin	P01	Planning / SAB pre-application consultation	René Dobson	René Dobson	02/06/2023

Health and Safety Considerations

Stage 1 Identify				Stage 2 Eliminate / Reduce	Stage 3 Inform	Stage 4 Control		
Ref. no.	Project element, material or activity	Key health and safety <u>hazards</u> and their possible effects	<u>People/ environment</u> at risk from the hazard	<u>Design</u> measures taken to eliminate the hazard or reduce the risk	Significant <u>residual</u> hazards and risks	<u>Communication</u> method	Risk owner(s)	Proposed <u>control</u> measures
Guidance	Consider all aspects involved in each stage of interface with the site, environment and structure(s).	Record the key hazards and their potential consequences.	Identify the categories of people at risk.	Include obtaining adequate data for design certainty and any further studies carried out during the risk evaluation process. Proposed measures to be taken by constructors and operators are to be included in Stage 4.	Provide details of residual hazards and risks that will need to be communicated and managed.	Record how information is provided, whether on drawings, pre-construction information, buildability statement, specification, reports or H&S File	Record the name of designers, contractors, the client or other stakeholders who are to ensure the significant residual risk is minimised and controlled.	Recommend measures to be taken by the risk owner(s) to minimise and control the significant residual risk.
Design								
Des1	Design of drainage	Hazards: Underground services crossing the site – Currently unknown Risks: striking services, death, injury, damage to infrastructure	Site personnel. Existing infrastructure. Public.	Hazard cannot be eliminated by design. Available information has been reviewed and mapped.	Potential unknown services.	DRA	Designer at detailed stage (identifying known risks) Contractor (construction of the scheme)	Detailed survey of services prior to construction. Liaison with utility providers.
Des2	Design of drainage	Hazard: Ground and groundwater conditions: Known high groundwater level. Possible risk of contaminated ground at depth Risk: Inundation or instability, injury, death, contamination.	Site personnel. Onsite machinery. Natural Environment (watercourses).	Hazard cannot be eliminated by design. Preliminary drainage design assumes largely shallow SuDS features. Pipework may be at depth and cannot be eliminated by design	Ground and groundwater conditions	DRA	Designer (identifying known risks) Contractor (construction of the scheme)	Follow recommendations from the ground investigation report: Some groundwater management may be required to ensure the protection of the earthworks and materials.
Des3	Design of drainage	Hazard: Unexploded ordnance Risk: Striking ordnance, death, injury, damage to infrastructure	Site personnel. Public. Machinery. Infrastructure.	An unexploded ordnance map has been consulted at zeticauxo.com This has highlighted that there is a low risk of finding UXO across the proposed development site.	Low risk from UXO	DRA	Designer (identifying known risks) Contractor (construction of the scheme).	Risk assessments and method statements to be prepared encase UXO is encountered on site.

Design Risk Assessment

Health and Safety Considerations

Stage 1 Identify				Stage 2 Eliminate / Reduce	Stage 3 Inform		Stage 4 Control	
Ref. no.	Project element, material or activity	Key health and safety <u>hazards</u> and their possible effects	<u>People/ environment</u> at risk from the hazard	<u>Design</u> measures taken to eliminate the hazard or reduce the risk	Significant <u>residual</u> hazards and risks	<u>Communication</u> method	Risk owner(s)	Proposed <u>control</u> measures
Des4	Design of above ground SuDS features	Hazard: Excavated SuDS features. Water Risk: Injury and drowning	Site personnel. Public.	Hazard cannot be eliminated. Preliminary design undertaken in accordance with CIRIA C753. Depth of SuDS features have been designed to facilitate hydraulic performance without increased depth of SuDS features more than required.	SuDS features and water.	DRA	Owner/operator/ scheme designer	Detailed design should consider the location of SuDS features next to vehicular access routes to reduce the risk of vehicles entering SuDS assets. Passive surveillance on all above ground SuDS features is good due to the presence of roads and well-used footpaths and good visibility. Features mainly comprise of gravel substrate at road level Maintenance schedule to be prepared.

Design Risk Assessment

Health and Safety Considerations

Stage 1 Identify				Stage 2 Eliminate / Reduce	Stage 3 Inform		Stage 4 Control	
Ref. no.	Project element, material or activity	Key health and safety <u>hazards</u> and their possible effects	<u>People/ environment</u> at risk from the hazard	<u>Design</u> measures taken to eliminate the hazard or reduce the risk	Significant <u>residual</u> hazards and risks	<u>Communication</u> method	Risk owner(s)	Proposed <u>control</u> measures
Construction								
Con1	Excavations	Hazard: Working at height Excavated drainage Features Water Underground services crossing the site Ground and Groundwater conditions Risk: Death, injury, drowning, inundation, striking of services.	Site personnel. Public. Existing Infrastrucure.	Hazard cannot be eliminated by design Available information has been reviewed and mapped. Depth of SuDS features have been designed to facilitate hydraulic performance without increased depth of SuDS features more than required.	Potential unknown services.	DRA	Contractor	Early involvement of temporary works designer recommended. Risk assessments and method statements and adequate briefing of site personnel. Follow recommendations arising from ground investigation report. Detailed survey of services prior to construction. Liaison with utility providers. Edge protection/barriers and where possible harnesses. Use inspection chambers instead of manholes to prevent confined space risks.
Con2	Plant/ material deliveries	Hazard: The site can be accessed from the eastern boundary by the Unnamed Port Road Supporting Infrastructure Unauthorised access by members of public. Risk: Public are struck by machinery. Death, injury.	Site personnel. Public.	Hazard cannot be eliminated by design. Inform the public of construction working hours and activities.	Site access	DRA	Contractor	Consider access to site, road width and expected levels of traffic. Risk assessments and method statements and adequate briefing of site personnel. Informing the public of construction activities. Construction compound should be fenced off to prevent public access.

Design Risk Assessment

Health and Safety Considerations

Stage 1 Identify				Stage 2 Eliminate / Reduce	Stage 3 Inform		Stage 4 Control	
Ref. no.	Project element, material or activity	Key health and safety <u>hazards</u> and their possible effects	<u>People/ environment</u> at risk from the hazard	<u>Design</u> measures taken to eliminate the hazard or reduce the risk	Significant <u>residual</u> hazards and risks	<u>Communication</u> method	Risk owner(s)	Proposed <u>control</u> measures
Con 3	Connection of drainage outfall into dock	Hazard: Working near water. Risk: Drowning and inundation.	Site personnel.	Hazard cannot be eliminated by design.	Water	DRA	Contractor	The work is to be undertaken during low tide when outfall depth is available in dry conditions
Con 4	Japanese Knotweed	Hazard: Japanese Knotweed Risk: Pollution and contamination	Natural Environmental Site personnel	Japanese Knotweed should be managed in line with the site and contractors biosecurity policy	Japanese Knotweed	DRA	Contractor	Japanese Knotweed should be managed in line with the site and contractors biosecurity policy
Operation & Maintenance								
O&M1	Drainage system in operation	Hazard: Potential flooding Risk: Site inundation	Maintenance personnel. Residents. Infrastructure.	Hazard cannot be eliminated by design. Design drainage to an appropriate design life and design storm event. Provide safe overland routing for exceedance flows based on site levels.	Flooding during exceedance events.	Operation and maintenance manual (to be prepared) DRA	Asset owner/operator	Regular maintenance in accordance with O&M manual, normal site safety controls, designated overland flow routes
O&M2	Maintenance and inspections of drainage system	Hazard: Water Working at height Risk: Waterbourne diseases Injury and death	Maintenance personnel	Hazard cannot be eliminated by design.	Water and working at height.	Operation and maintenance manual (to be prepared)	Asset owner/operator	Edge barriers and harnesses to be used. Inspection and maintenance activities to be undertaken during dry weather periods.
Demolition								
Dem1	Removal of drainage features requiring excavation	Hazards and risks: largely as per the construction stage, except that the removal of the drainage system will increase a risk of flooding to the site.	Site personnel. Public.	Reinstatement of site to greenfield conditions or replacement SuDS based drainage system.	Ground conditions, disturbance of services. Increase of flood risk.	DRA	Demolition contractor	Full as-built records, specifications and maintenance procedures included in O&M manual to aid in planning of demolition. Materials brought to site to be from specified providers.

Design Risk Assessment

Environmental Considerations

Stage 1 Identify				Stage 2 Eliminate / Reduce	Stage 3 Inform		Stage 4 Control	
Ref. no.	Project element, material or activity	Key environmental <u>hazards</u> and their possible effects	<u>Who or what</u> is at risk from the hazard	<u>Design</u> measures taken to eliminate the hazard or reduce the risk	Significant <u>residual</u> hazards and risks	<u>Communication</u> method	Risk owner(s)	Proposed <u>control</u> measures
Guidance	Consider all aspects involved in each stage of interface with the site, environment and structure(s).	Record the key hazards and their potential consequences.	Identify the categories of people, animals or environments at risk.	Include obtaining adequate data for design certainty and any further studies carried out during the risk evaluation process. Proposed measures to be taken by constructors and operators are to be included in Stage 4.	Provide details of residual hazards and risks that will need to be communicated and managed.	Record how information is provided, whether on drawings, pre-construction information, buildability statement, specification, reports or H&S File	Record the name of designers, contractors, the client or other stakeholders who are to ensure the significant residual risk is minimised and controlled.	Recommend measures to be taken by the risk owner(s) to minimise and control the significant residual risk.
Design								
Construction								
Con1	Construction of drainage system	Hazard: Sediment and Oil Risk: Pollution of watercourses/drainage systems during construction, with sediments and oils	Water bodies	Hazard cannot be eliminated by design.	Pollution	Construction Management Plan (to be prepared)	Contractor	Risk assessment and method statement undertaken to avoid pollution during the works. Water from excavations not to be connected to the drainage system. Use of silt curtains, bunded storage tanks, spill kits envisaged. Construction Environmental Management Plan to be prepared and followed.
Con 2	General site clearance	Hazard: Japanese Knotweed Risk: Spread of Invasive Non-native Species	Environment	Hazard cannot be eliminated by design.	Japanese Knotweed	DRA	Contractor	Relevant biosecurity policy and Japanese Knotweed management plan
Operation & Maintenance								
O&M1	Inspection and clearance of drainage elements	Hazard: Removed vegetation and sediment Risk: Pollution	Environment Maintenance personnel	Hazard cannot be eliminated by design.	Pollution	Operation and maintenance manual (to be prepared)	Asset owner/operator	Regular maintenance in accordance with O&M manual, normal site safety controls. Materials/sediments removed to be treated as contaminated and disposed of to a licenced waste management facility

Design Risk Assessment

Environmental Considerations

Stage 1 Identify				Stage 2 Eliminate / Reduce	Stage 3 Inform		Stage 4 Control	
Ref. no.	Project element, material or activity	Key environmental <u>hazards</u> and their possible effects	<u>Who or what</u> is at risk from the hazard	<u>Design</u> measures taken to eliminate the hazard or reduce the risk	Significant <u>residual</u> hazards and risks	<u>Communication</u> method	Risk owner(s)	Proposed <u>control</u> measures
Demolition								
Dem1	Removal of the drainage system/ general demolition activities	Hazards and risks: largely as per the construction stage.	Water bodies, groundwater	SuDS based drainage system to be provided, or site returned to greenfield conditions.	Pollution	Operation and Maintenance manual	Demolition contractor	Full as-built records, specifications and maintenance procedures included in O&M manual to aid in planning of demolition Risk assessment and method statement undertaken to avoid pollution during the works. Water from excavations not to be connected to the drainage system. Use of silt curtains, bunded storage tanks, spill kits envisaged. Any materials brought to site are to be from a licensed supplier.

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 276544,188579



LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military**
- industry**
- UXO find**
- transport**
- dock**
- Luftwaffe targets**
- utilities**
- Bombing decoy**
- other**

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

H SAB Pre-application Consultation Comments



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT

FLOOD AND WATER MANAGEMENT ACT 2010
THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION PROCEDURE) (WALES)
REGULATIONS 2018
THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION) (WALES) ORDER 2018

SAB Pre-Application Feedback

Name and address of the applicant

Jim Woodger
LanzaTech UK Ltd
8th Floor
20 Farringdon Street
London
EC4A 4AB

Name and address of the agent

Faye Tomalin
JBA Consulting
8 High Street
Kings Chambers
Newport
NP20 1FQ

DATE REGISTERED	23/08/2023
ENGINEER NAME & NO.	Nicholas Waters
APPLICATION NO.	SP2023/0030
LOCATION	Land at Crown Wharf, Port Talbot Docks
PROPOSAL	Sustainable Aviation Fuel Production Facility

SAB approval will be granted for the proposed development subject to it being designed in accordance with the Statutory Standards and advice/guidance provided below.

Amgylchedd ac Adfywio

David W Griffiths Pennaeth Peirianneg a Chludiant
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd, SA11 2GG
Ffôn 01639 686868 Ffacs 01639 686100

Environment & Regeneration

David W Griffiths Head of Engineering & Transport
The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG
Phone 01639 686868 Fax 01639 686100

www.npt.gov.uk

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.
We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.



Standard S1 – Surface water runoff destination

Priority Level 1: The submitted documents confirm that the site has use for non-potable water at the utility tower and cooling tower. Drawing LANT30006 - Rev B shows that contaminated surface water will be treated and then reused for this purpose. This is acceptable and encouraged by the SAB. It is noted that only a small quantity of site water can be disposed of via this means and therefore further priority levels have to be utilised.

Priority Level 2: It is noted that high ground water and potential contamination may limit the amount of infiltration potential on the site. However, there may be areas on the site where conditions are acceptable for infiltration and these should be investigated as part of any further detailed design. If infiltration is not to be used, comprehensive evidence should be submitted in any subsequent submissions justifying why this means of discharge isn't being utilised.

Priority Level 3: The proposal is to dispose of any surface water that cannot be disposed of using priority levels 1 & 2 into the dock waters. If site investigation confirms infiltration isn't a viable option, the SAB accept that discharging to the dock is acceptable.

Priority Levels 4 & 5: Priority levels 4 & 5 don't need to be used as all surface water can be disposed of using higher priority levels.

Overland exceedance flow routes should be provided in further submissions so that the consequences of any failed SuDS features or major flooding events can be considered.

Temporary construction areas also need to be considered as part of the SAB application and any flows from these areas need to be accommodated in the design.

Standard S2 – Surface water runoff hydraulic control

The proposal states that the operational area of the site will be designed to a 1:30 year return period and the areas where there are buildings will be designed to a 1:100 +40% return period. This is acceptable.



No storage/attenuation has been proposed as the site discharges at an unattenuated rate to a receiving tidal water body. This is acceptable.

Calculations will need to be submitted with the full application to prove that the site has been designed in accordance with the above. If any areas of infiltration prove viable, this should also be supported with calculations.

Standard S3 – Water quality

The proposal is to treat high risk areas of the site via a separate system which terminates at a treatment facility. This is acceptable due to the nature of the site operations. For medium and low risk areas, SuDS features will be used to treat the surface water prior to it being discharged. Using a series of SuDS features will be the best method to treat these medium/low risk areas of the site. The provisional plan indicates some areas need to drain via gully/pipe due to space constraints for SuDS however alternative methods such as permeable surfacing should be considered first. If a piped system cannot be avoided, it should terminate at a SuDS feature which provides adequate treatment. SuDS features shall be designed taking the Simple Index Approach into consideration.

The use of a separator before the water is discharged to the dock provides an extra layer of reassurance in the event there is failure of the SuDS features. Information/details for this separator will be required at full application stage. It should also be considered whether a penstock type arrangement should be installed so that discharge could be stopped in the event of a spillage or major incident.

It is noted that you are in discussions with NRW and it is recommended that you incorporate any design advice they provide you with into further submissions as NRW will be consulted as part of the full SAB application.

Water quality should also be considered during the construction phase. There is evidence that there may be contaminated ground on site and therefore adequate provisions need to be in place to ensure no leachate is present in unacceptable concentrations in any water being discharged from site during construction.

Standard S4 – Amenity

There is ample opportunity to enhance amenity at the site through the use of green areas such as swales, rain gardens and detention basins that have been planted with suitable



species. The proposed brown roofs for the buildings and permeable paved areas will also provide high quality amenity space for staff and visitors to the site.

It is accepted that there is only limited opportunity and demand for high amenity areas within the wider, plant heavy areas of the site however features such as swales and permeable paving can still be utilised to some degree.

Standard S5 - Biodiversity

Biodiversity enhancement needs to be incorporated within the SuDS scheme/features for the scheme to comply with Standard S5.

The provision of self-colonising brown roofs will provide biodiversity enhancement at the site. A full species list will need to be provided for all green areas such as swales and basins so that we can assess the biodiversity value of the scheme. Whilst it is noted that planted gabions and insect hotels will be used around the site, to satisfy standard S5, biodiversity features/improvements need to be incorporated within the drainage features themselves. The SAB cannot consider any biodiversity enhancements that are not part of a drainage feature.

Standard S6 - Design of Drainage for Construction, Operation & Maintenance

An updated CEMP will need to be submitted with any further submissions. This CEMP should include details of the phasing of the construction stage and how surface water will be managed as the development progresses.

Well-designed SuDS schemes should use easy to install/maintain components that are robust enough to last the design life of the development. It is good practice for any conveyance of water on the site to be kept as close to the surface as possible and we would discourage the use of pipes/gullies except in areas where they are completely unavoidable.

The SAB application should also cover the temporary construction areas on the site. Temporary SuDS features can be installed to manage surface water in these areas which can then be decommissioned once the site is operational. If temporary SuDS features are to be



utilised in these areas, the contractor must provide evidence that the temporary construction area has been returned to its original condition before any SuDS features can be removed.

It is noted that the applicant will be responsible for the management and maintenance of the SuDS features for the lifetime of the development and a management/maintenance plan will be submitted outlining how the site will be maintained.

Detailed engineering drawings and construction details should be submitted with any further submissions.

An inspection plan needs to be submitted for the development. Inspections are currently charged at a rate of £168 per inspection. It would therefore be prudent to programme for multiple SuDS features to be constructed simultaneously so that multiple features can be inspected during each inspection, reducing the number of inspections required.

These observations are provided without prejudice and are based upon the information submitted. Our observations may change to reflect these amendments and/or additional details.

Signed : NF 

pp Head of Engineering and Transport

Date: 22/09/2023

Notes:

Welsh Water has a key role to play in the development and planning process as the services provided are at the forefront of public health and protection of the environment. Welsh Water encourages all developers to engage with them as early as possible in order to address any issues that may arise during the planning/construction process



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Upon receipt of a pre-application enquiry, Welsh Water will provide a written response advising whether the local network(s) can support the proposal, whether off-site water mains and/or sewers will need to be provided, and whether there are any apparatus located within the land you wish to develop and the requirements for these apparatus. This service is provided for a fee of £90 and can be submitted by post or by completing the online enquiry form at <http://www.dwrcymru.com/en/Developer-Services>. Further information can be obtained from the dedicated team of planning officers at Welsh Water on 0800 917 2652.

Amgylchedd ac Adfywio

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We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

I DCWW Developer Enquiry

Ms Faye Tomalin
JBA Consulting
8 Kings Chambers
High Street
Newport
Gwent
NP20 1FQ

Date: 19/04/2023
Our Ref: PPA0007739

Dear Ms Tomalin

Grid Ref: 276424 188655
Site Address: Pheonix Wharf, Neath
Development: Industrial Unit

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to a manufacturing development on land at Phoenix Wharf and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermain systems, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a combined public sewerage system which drains to Afan New Works Wastewater Treatment Works (WwTW).

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh

Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of domestic foul flows generated by the proposed aviation fuel plant and concluded that flows can be accommodated within the public sewerage system. However, the nearest public sewer comprises a strategic asset in the form of a 1200mm combined sewer located to the south-east and therefore, unless formed into an existing chamber such as SS77881201, any connection would need to be undertaken by Dwr Cymru Welsh Water and borne at the developer's expense.

Accordingly, should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted. In contrast, we acknowledge that the welfare requirements will be subject to temporary private drainage.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection. As part of the formal planning consultation process, we will seek to ensure that the assessment (and any associated reinforcement works) is completed in advance of the determination of the application or controlled by way of planning condition.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

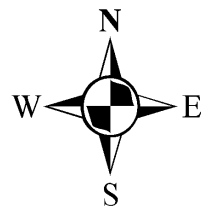
ENC. SEWER PLAN
WATER PLAN
PRE PLANNING NOTES

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Dŵr Cymru
Welsh Water

PPA0007739



LEGEND(Representative of most common features)

Waste network:

● Foul chamber

○ Surface water chamber

● Combined chamber

● Combined sewer overflow

● Special purpose chamber

● Treatment works

△ Pumping station

○ Outfall

○ Lamphole

○ Storm Overflow

○ Rising main

○ Gravity sewer

○ Private sewer

○ Private sewer subject to Sect. 104 adoption agreement

○ Private Sewer Transfer

○ Lateral Drain

○ Inspection Chamber

NB: Sewer symbol colour indicates the type.

RED - Combined

GREEN - Surface Water

BROWN - Foul

Purple - Former S24 sewers (for indicative purposes only)

Notes:

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 Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (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.

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that 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.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 276814,188612
Map scale: 1:4250
Printed by: Gillian Williams
Printed on: 19 Apr 2023

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Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0)1756 799919
info@jbaconsulting.com
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