

Drainage Statement

Land at Seaway Parade Baglan

Port Talbot

Retention of use of land as Scaffolders Yard

August 2025

Background

1. On 31st March 2025 the Welsh Government issued revised guidance within TAN 16 Development, Flooding and Coastal Erosion (The TAN).¹
2. Section 7.6 of the TAN requires the submission of drainage statements on development that require SAB approval where simultaneous planning and SAB applications are not made.
3. *7.6 Simultaneous applications are advised as the best approach but it is not always feasible. Where planning permission is sought prior to SAB approval, the applicant will be expected to provide a Drainage Statement as part of the planning application. The Drainage Statement should outline how it is proposed to integrate SuDS into the scheme, to provide the planning authority with confidence the scheme incorporates SuDS appropriately and is subsequently likely to obtain SAB approval. The statement should not generate additional cost or effort to applicants because the information it contains will be required for the subsequent SAB process.*
4. Details of the information required in the drainage statement are set out at section 7.7, Figure 3 of the TAN and are summarised below
 - a. Details of the site location and existing drainage arrangements.
 - b. Details of how surface water is to be managed and discharged, ensuring compliance with the existing SuDS standards.
 - c. Information for the proposed SuDS elements of the surface water drainage system and an indication of the intended future maintenance regime.

5. Proposal

6. The proposal seeks consent for retention of the use of the site as a scaffolders yard with associated freestanding structures which include storage racks and portacabins.

¹ <https://www.gov.wales/sites/default/files/publications/2025-03/technical-advice-note-15-development-flooding-and-coastal-erosion.pdf>

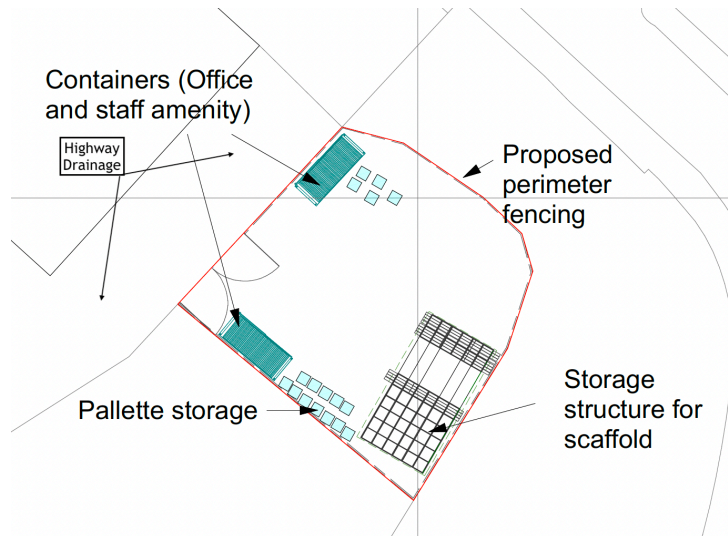
7. The Site

8. The application site is located at Seaway parade in Baglan. It has an area of 527sqm and has previously been used for open storage.
9. There are no works required in order to facilitate the development. The structures referred to in paragraph 6 have been placed on the existing surface. There are no ground penetrating works

10. Existing drainage arrangements

11. There are no drainage features within the site and water currently surface penetrates. There are no visible drainage features on adjacent land other than two highway drains on the adjacent access as shown in **Figure 1**

12. Figure 1



13. The existing site has an area of 527sqm and is made up of permeable loose stone as shown in **Figure 2**. The proposal does not seek to alter the surface composition of the site or reduce the permeable area

Figure 2



14. Proposed surface water management

15. The existing drainage arrangements allow for natural infiltration.

16. The type of development is such that there will be no practical use for collected water.

17. There are no drainage issues on the site and therefore the applicant proposes to retain the existing drainage arrangements.

18. It should be noted that no infiltration tests have been undertaken

19. Photos



