

Drainage Statement

Project Ref: 1409

Site: Agricultural buildings at Pontneathvaughan Road, Glynneath

New agricultural building constructed to replace existing buildings being lost to a new NPT Council Leisure Development at Pontneddfechan. Building will be of steel frame construction with steel or slate roof covering amounting to 338m² on plan. As the impermeable area is in excess of 100m² the project will be subject to a SUDS design. Roof storm water runoff volumes based on the 'Wallingford Procedure' will be 10.6 l/sec. Collection for re use has been considered, but the volume of water that would be re used on site is very small and unlikely to have a significant impact on runoff volumes. Therefore, the proposal is to infiltrate to ground by means of a soakaway – subject to infiltration testing. The application site is currently green field agricultural land; the level and free draining nature of the ground suggest soakaways will likely work in this instance. The site currently does not accommodate any existing drains or soakaways, and no adjacent lands drains on to the site.

The SUDS system will be designed & constructed in accordance with current BRE 365 and SUDS standards. The soakaway will be located in the adjacent field a minimum of 5m from the building or roadway and constructed to current soakaway good practice guidelines with suitably positioned and sized chambers / silt traps for long term maintenance. The soakaway will be on private land and will not be subject to adoption.