

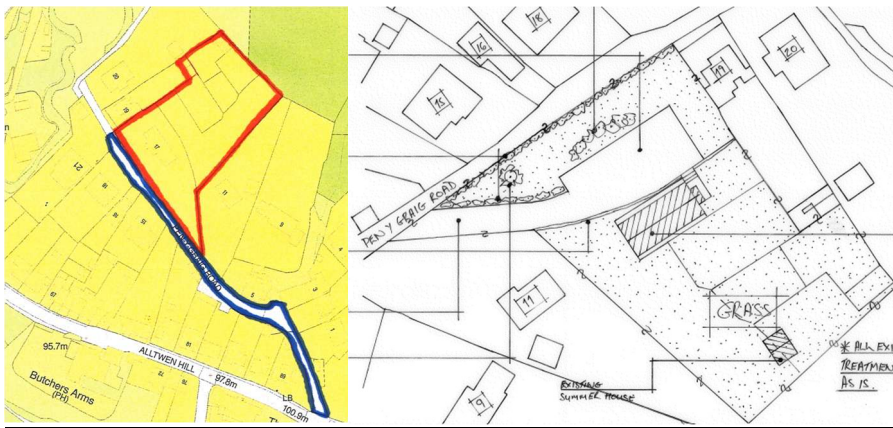
Drainage Statement

Introduction

The aim of this report is to demonstrate that an appropriate surface and foul water drainage scheme can be provided to serve the proposed development.

Site Details

Llys Y Gwynt, 17 Pen Y Graig Road, Alltwen, Pontardawe



Proposed Development

Detached bungalow and associated works including engineering works to provide sloped bank

Surface Water Management

The proposed development will require sustainable drainage / SAB approval. The drainage scheme will be built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water.

The system will be approved by the Council's SAB & Highway Development Control Section before construction work begins.

The surface water discharge method will include surface water runoff being infiltrated to ground using permeable surfacing, rain gardens and soakaways. Where possible runoff will also be collected for use. If required by the SAB application vegetation, such as native hedgerows will be planted in order to provide additional vegetated strips of land that will intercept and slow the water flow and will also filter out sediment and other pollutants while providing additional infiltration opportunities. Patio's and paths to be constructed using permeable paving / material.

Final details will be provided as part of the formal SAB application.

In accordance with standard practice, the finished floor level of the development should be above adjacent ground levels following any reprofiling of the site, with ground levels sloping down from the building.

Foul drainage

Foul drainage will connect to existing public sewer in the road

Summary

A Sustainable Drainage Systems (SuDS) Approval Body (SAB) application is required for the proposed development. This report has demonstrated that it will be possible to ensure surface water drainage complies with national standards.

The development will therefore meet the legal requirement mandated by Schedule 3 of the Flood and Water Management Act 2010 to manage flood risk, improve water quality, and provide environmental benefits by approving, adopting, and maintaining sustainable drainage systems.