

Vale Consultancy

CONSULTING CIVIL & STRUCTURAL ENGINEERS

TECHNICAL NOTE (TN) – DRAINAGE STATEMENT

Proposed development at
London Road,
Neath,
SA11 1LE

Prepared for: Richard Thomas
Project Ref: 22989

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DOCUMENT CONTROL

Project:	Proposed development at London Road, Neath, SA11 1LE
Client:	Richard Thomas
Vale Consultancy Ref:	22989_TN

Issue	Prepared by	Approved by	Date	Status
01	Daniel Rees MEng (Hons)	Freddy Payne BEng (Hons)	30.09.25	First issue



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1 INTRODUCTION

1.1 Background and purpose of this report

Our client, Richard Thomas, is proposing to build three new dwellings at the disused Neath RAFA Club as well as external works to suit the development. The purpose of this report is to illustrate the drainage strategy for the development and demonstrate its viability while not increasing the flood risk of the surrounding area.

Architectural plans, sections and artist's impressions for the proposed lake can be seen in **Appendix A**.

1.2 Site Location

The site address is: Neath RAFA Club, Adastral House, 16 London Rd, Neath, SA11 1LE.

Grid reference: SS 75297 97242

What3Words: ///fleet.quite.fears



Figure 1: Satellite image of location



2 DRAINAGE STRATEGY

A drainage strategy markup can be seen in **Appendix B**. Further detail on the strategies for surface and foul water drainage is explained in sections 2.1 and 2.2 of this report.

2.1 Surface water drainage strategy

It is envisaged that the surface water runoff from the proposed development and other hardstanding areas of the site will continue to discharge via the current method without any major changes to the discharge destination or intermediate infrastructure.

The existing site area is 601m² and is currently entirely impermeable, the new development seeks to reduce the impermeable area to approximately 550m². The reduction in impermeable area will result in a minimum betterment of 10% with the possibility for a greater reduction in flows during detailed design.

The existing building footprint is to remain unchanged for the proposed development and will reuse the existing discharge method via the retained rainwater downpipes and as such the drainage characteristics of the building will remain unchanged.

The area proposed to be redeveloped that would change the drainage characteristics is 50m², this is less than the minimum area for a SAB application to be needed and as such a SAB application will not be required for this development.

The proposed surface water drainage system for the development will need to be compliant with the Statutory National Standards and shall be approved by the Local Authority/ Lead Local Flood Authority.

2.1.1 SuDS hierarchy of surface water discharge locations

The following receptors have been considered for surface water runoff on site, in order of SuDS preference. The aim of SuDS Standards is to ensure that the most effective drainage scheme is delivered with the most preferred levels of surface water destination, where the design can move to the next means of discharge only under exception criteria.

1. **Surface water collection for reuse.**
2. **Discharge by infiltration into ground**
3. **Discharge into open surface water body**
4. **Discharge into surface water sewer, highway drain, or other drainage system**
5. **Discharge into combined sewer.**

Priority Level 1 - Surface water collected for reuse:

Rainwater harvesting is not proposed due to the practicalities of such a system as well as there being no foreseeable demand for non-potable water within the development proposals throughout its design life. There is also no foreseeable need to harvest water as DCWW has not identified any potential stresses on the mains water supply.

The need for non-potable water is low and the cost for such a system is high therefore it is deemed not feasible. The costs for installing such a system for a residential property set against the money saving due to reduced usage of potable water from the water provider typically results in a 50-60 year return.

No solution, move to next Priority Level



Priority Level 2 – Discharge via infiltration:

Infiltration testing has not been carried out for the site, however given the constraints of the existing building and site boundary it is not possible to provide discharge via infiltration.

No solution, move to next Priority Level

Priority Level 3 – Discharge into open surface water body:

The proposed site is not located near any open surface water body, and such it is not feasible to provide a Priority level 3 solution.

No solution, move to next Priority Level

Priority Level 4 – Discharge into surface water sewer, highway drain, or other drainage system:

A priority level 4 solution may be possible for the site however it is currently unknown if an existing surface water sewer/ highway drainage system existing in the surrounding area of the site.

Possible priority Level 4 solution

Priority Level 5 – Discharge into combined sewer

The area immediately surrounding the proposed development has an existing sewer system located in the adjacent road. This existing sewer system is presumed to currently serve the site.

Priority Level 5 solution

2.2 Foul water drainage

The existing condition of the site is likely that of a direct connection to existing combined/foul water sewer located in The Ropewalk along the frontage of the site. As such this connection is proposed to remain and continue to serve the site.

The reuse of the direct connection to the existing sewer may require a Section 106 agreement with Welsh Water to ensure capacity in the system.

3 CONCLUSION

The proposed drainage strategy for the site offers a substantial betterment over the existing condition via a reduction of impermeable area. The proposed soft landscaped areas will also provide amenity and biodiversity benefits along with allow to site to have some interception characteristics which were impossible prior to the development.

For foul water, the site will continue to discharge to the existing foul/combined water sewer located in The Ropewalk.

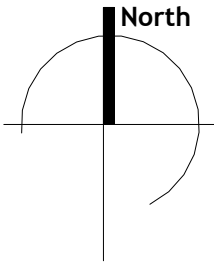
All aspects of the design will be refined and verified through further site-specific investigations/surveys and will adhere to relevant statutory approvals and standards. Overall, the strategy is practical, environmentally considerate, and appropriately tailored to the constraints and opportunities of the site.



APPENDIX A



Site location plan
1 : 1250



Notes

Do not scale from this drawing for construction purposes. Use figured dimensions only, which are displayed in millimeters unless stated otherwise.
The contractor is requested to check all dimensions before work is put in hand. Any discrepancies within the drawing should be reported prior to commencement of works.

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Project	London Road, Neath
Project number	N596
Client	Owner
Title	Site location plan
Drawing number	A001
Scale	1 : 1250 at A3
Revision	
Status	PLANNING
Drawn	
Date	03.04.2025



Proposed site layout

1 : 100

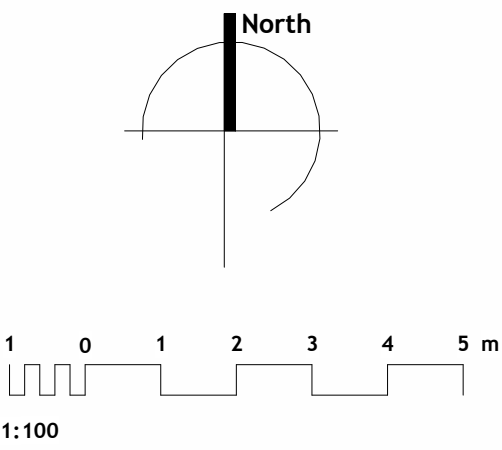
Hard & Soft landscpaing key

- Indicates existing tarmac finish to parking courtyard to remain
- Indicates buff colour concrete slabs to paths / gardens
- Indicates brushed concrete finish to ramps
- Indicates grassed areas - Provide topsoil and turfing as section Q30 and D20
- Indicates areas of stone chippings
- Indicates areas of native planting
- Indicates proposed trees - species to be agreed

Boundary treatments

- Indicates new 2.1m high closeboard fence
- Indicates existing stone wall / railings to parking courtyard
- Indicates existing boundary walls to be retained

Area Schedule (GIA)		
Name	Comments	Area
Plot 1	1b2p Apartment	55 m ²
Plot 2	1b2p Apartment	59 m ²
Plot 3	1b2p Apartment	49 m ²
Plot 4	1b2p Apartment	56 m ²
Plot 5	1b2p Apartment	59 m ²
Plot 6	1b2p Apartment	56 m ²
Plot 7	1b2p Apartment	60 m ²



Notes

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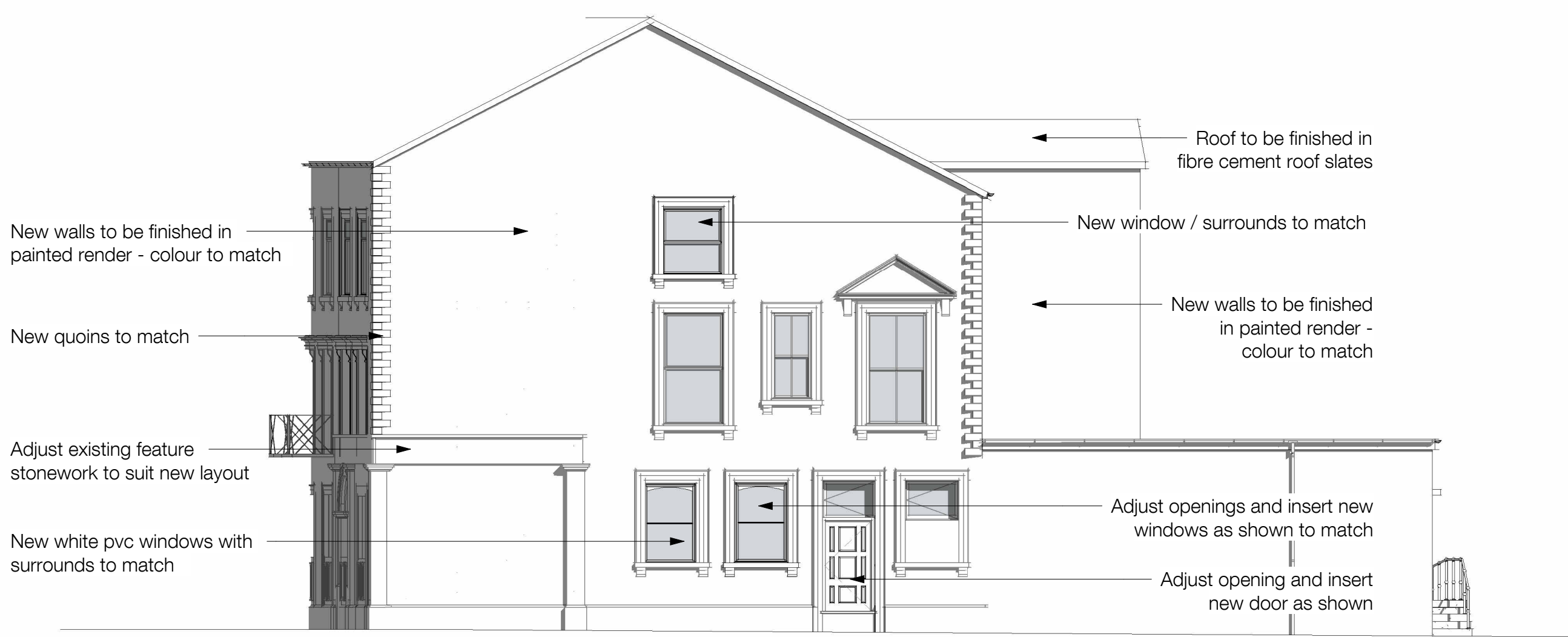
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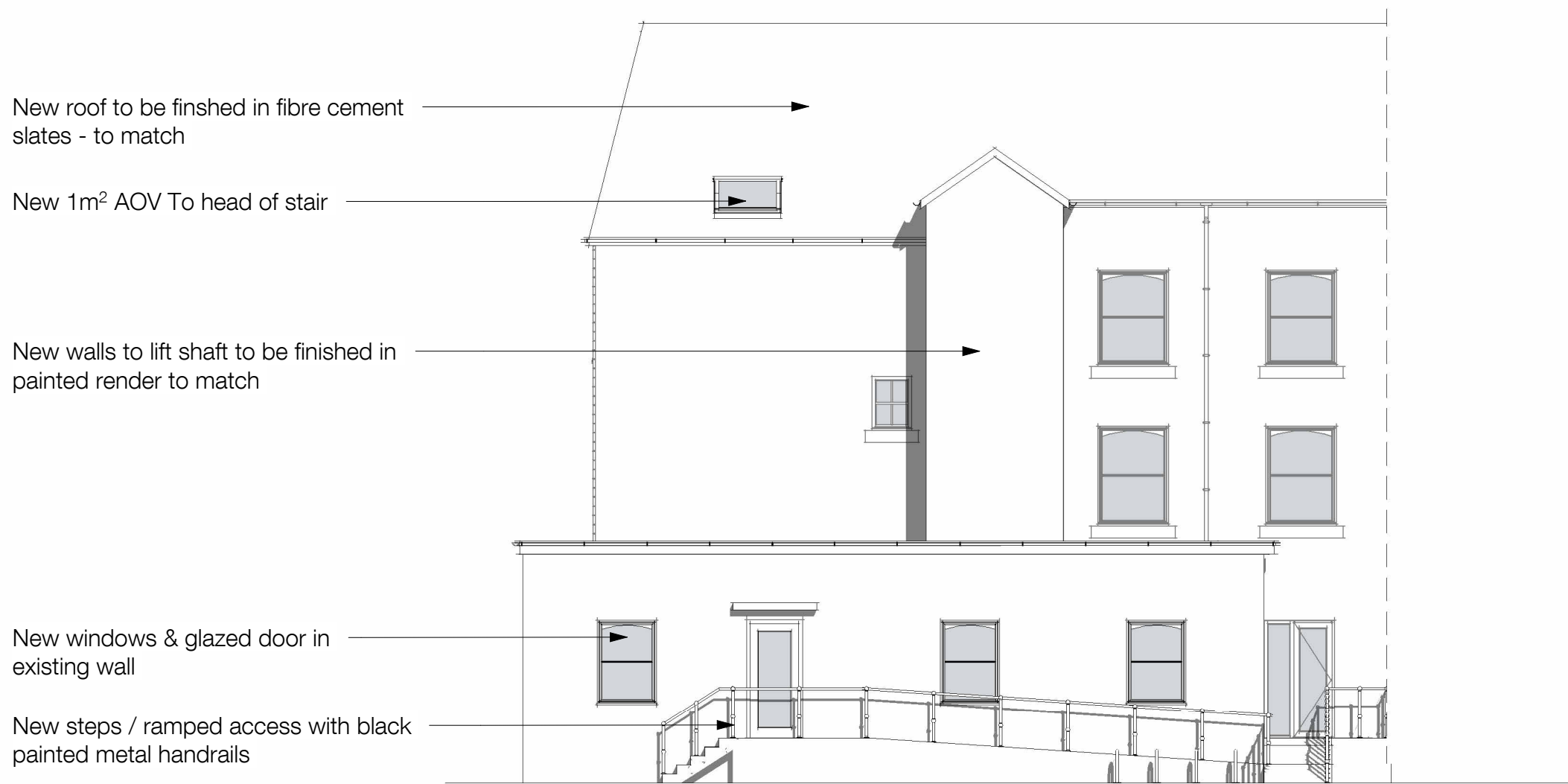
Project	London Road, Neath
Project number	N596
Client	Owner
Title	Proposed site layout
Drawing number	A005
Scale	1 : 100 at A1
Revision	
Status	PLANNING
Drawn	
Date	04/02/25



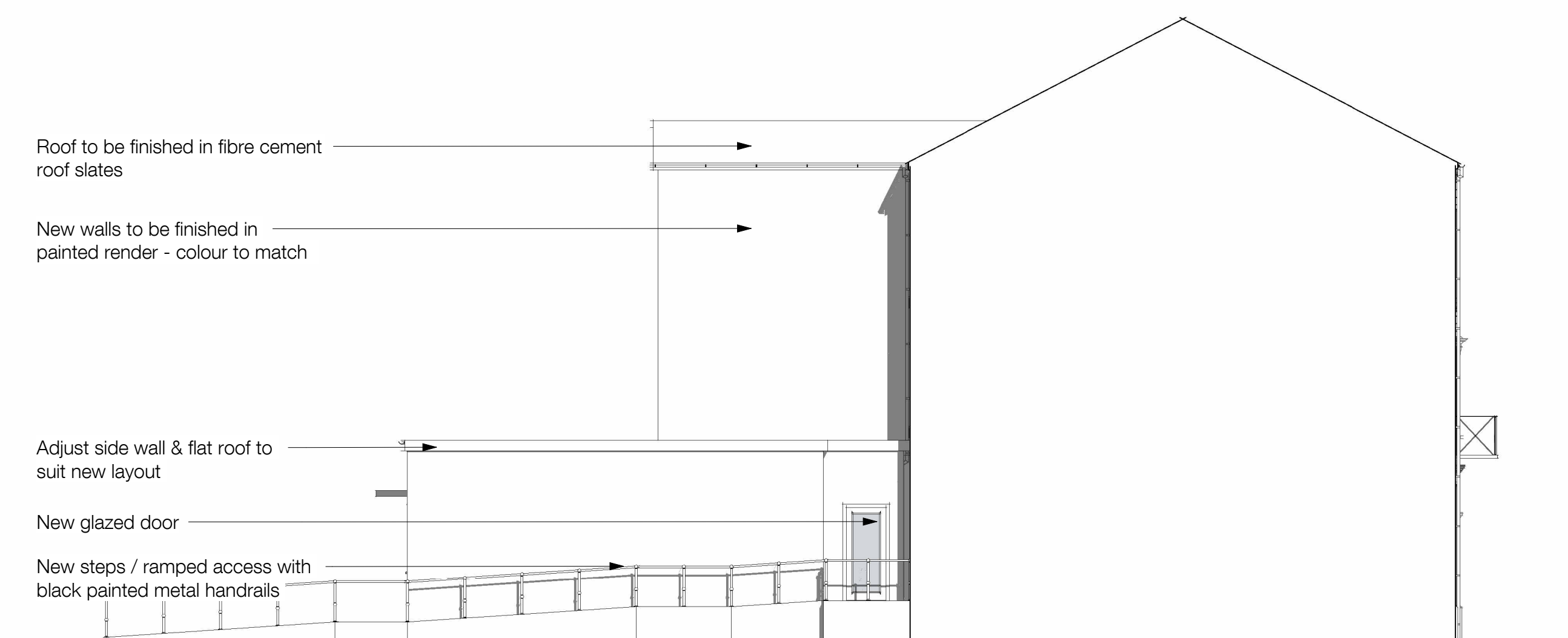
Proposed front elevation
1 : 100



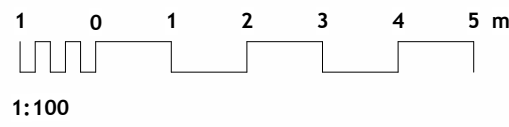
Proposed side elevation
1 : 100



Proposed rear elevation
1 : 100



Proposed side elevation 2
1 : 100



Notes

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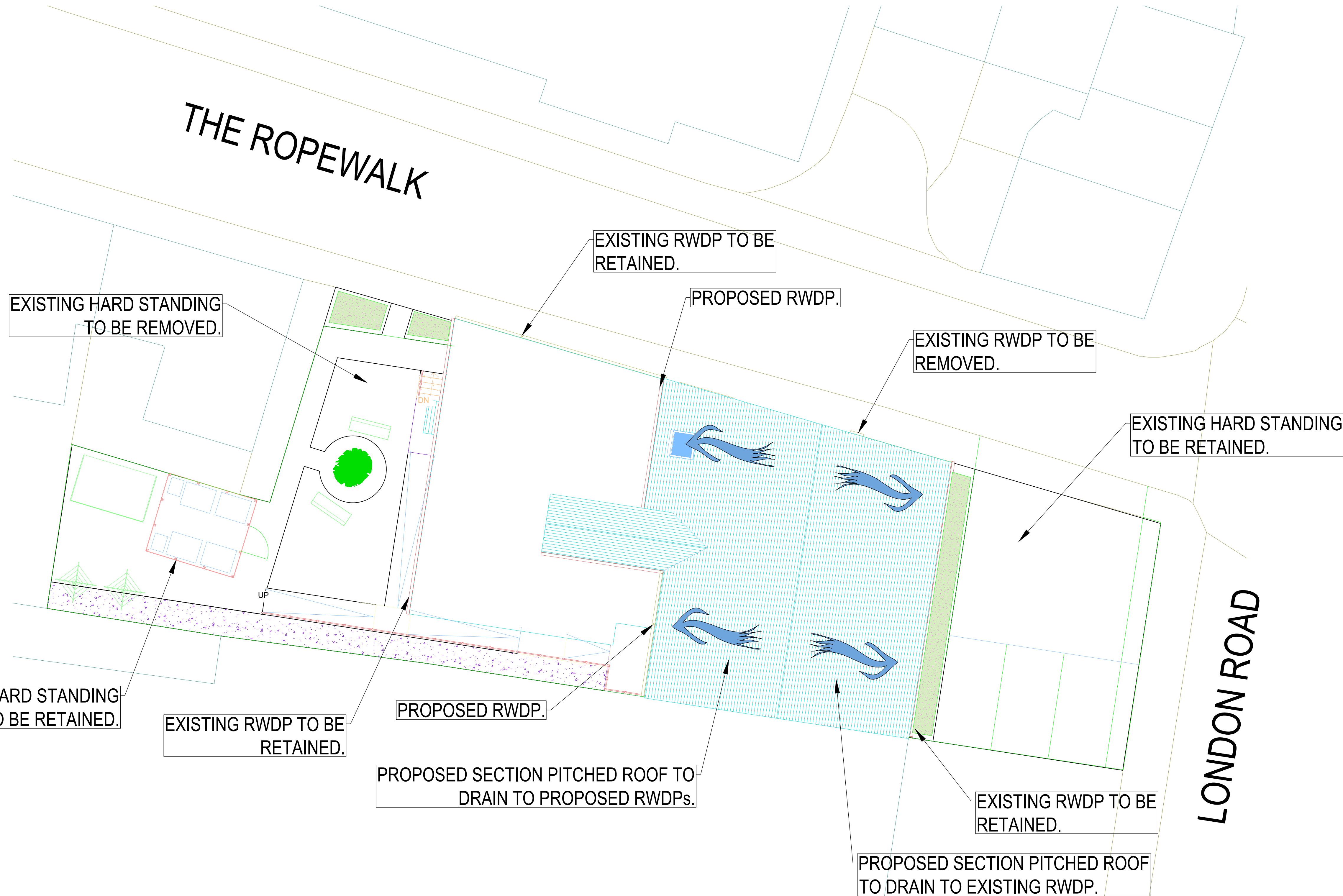
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Project	London Road, Neath
Project number	N596
Client	Owner
Title	Proposed elevations
Drawing number	A009
Scale	1 : 100 at A1
Revision	
Status	PLANNING
Drawn	
Date	04/02/25



APPENDIX B



1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE SHOWN IN METRES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THE DRAWING. USE FIGURED DIMENSIONS ONLY.
4. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
6. EXISTING SERVICES HAVE NOT BEEN SHOWN BUT ARE PRESENT - THE CONTRACTOR IS TO LIAISE WITH ALL STATUTORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.

PRELIMINARY

01	DR	FP	FP	FP	01/10/25	INITIAL ISSUE.					
rev.	drawn	checked	approved	date	description						
Client											
RICHARD THOMAS											
Project											
RAFA CLUB, LONDON ROAD, NEATH SA11 1LE											
Title											
DRAINAGE STRATEGY											
 Vale Consultancy CONSULTING CIVIL & STRUCTURAL ENGINEERS											
29 Bocam Park, Old Field Road, Pencoed, Bridgend CF35 5LJ. Phone: 01656 863754 Email: enquiries@vale-consultancy.co.uk											
date		drawn		checked		approved					
01.10.25		DR		FP 01.10.25		FP 01.10.25					
scale @ A1				project no.							
1:100				22989							
status		drg. no.								rev.	
P		500								01	

DRAWING STATUS
A - Approval, AB - As-Built, C - Construction, D - Draft, P - Preliminary, T - Tende