

Drawings to be read in conjunction with Flood Consequences Report by Meridian Civil Engineering Consultancy and the details outlined in the conclusion for the report.

Floor slab raised 300mm above external ground level.

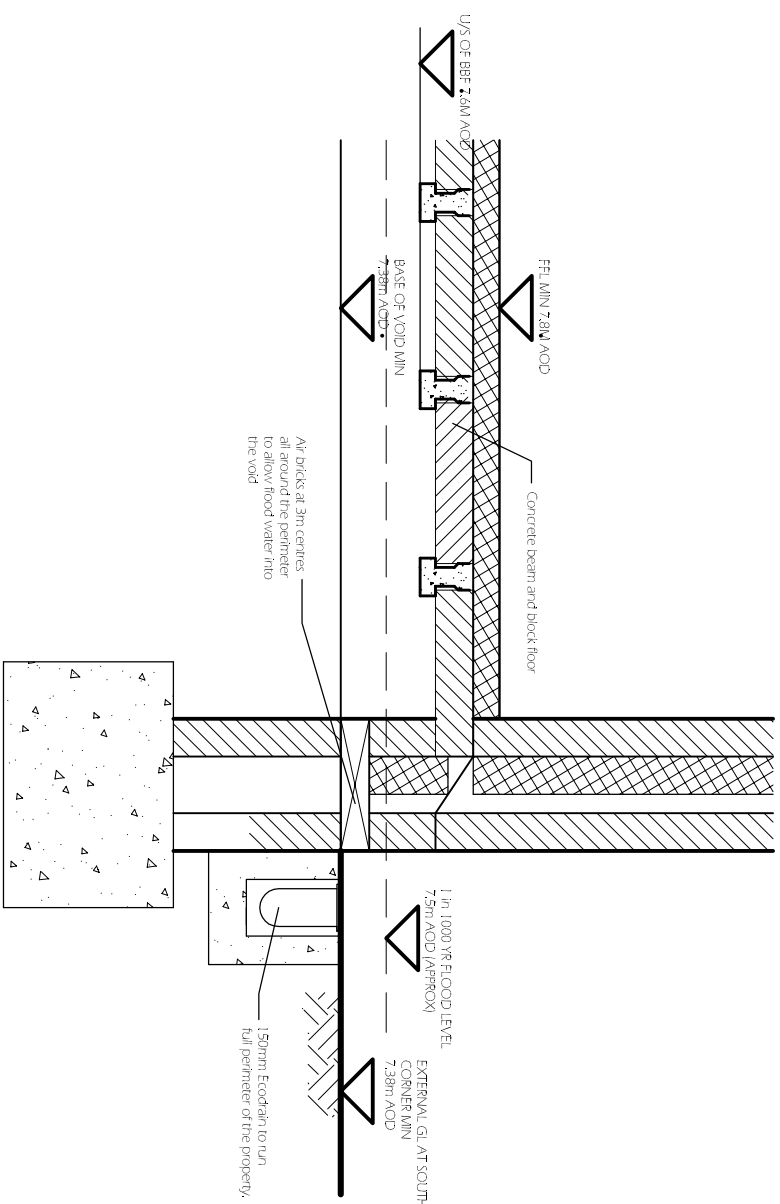
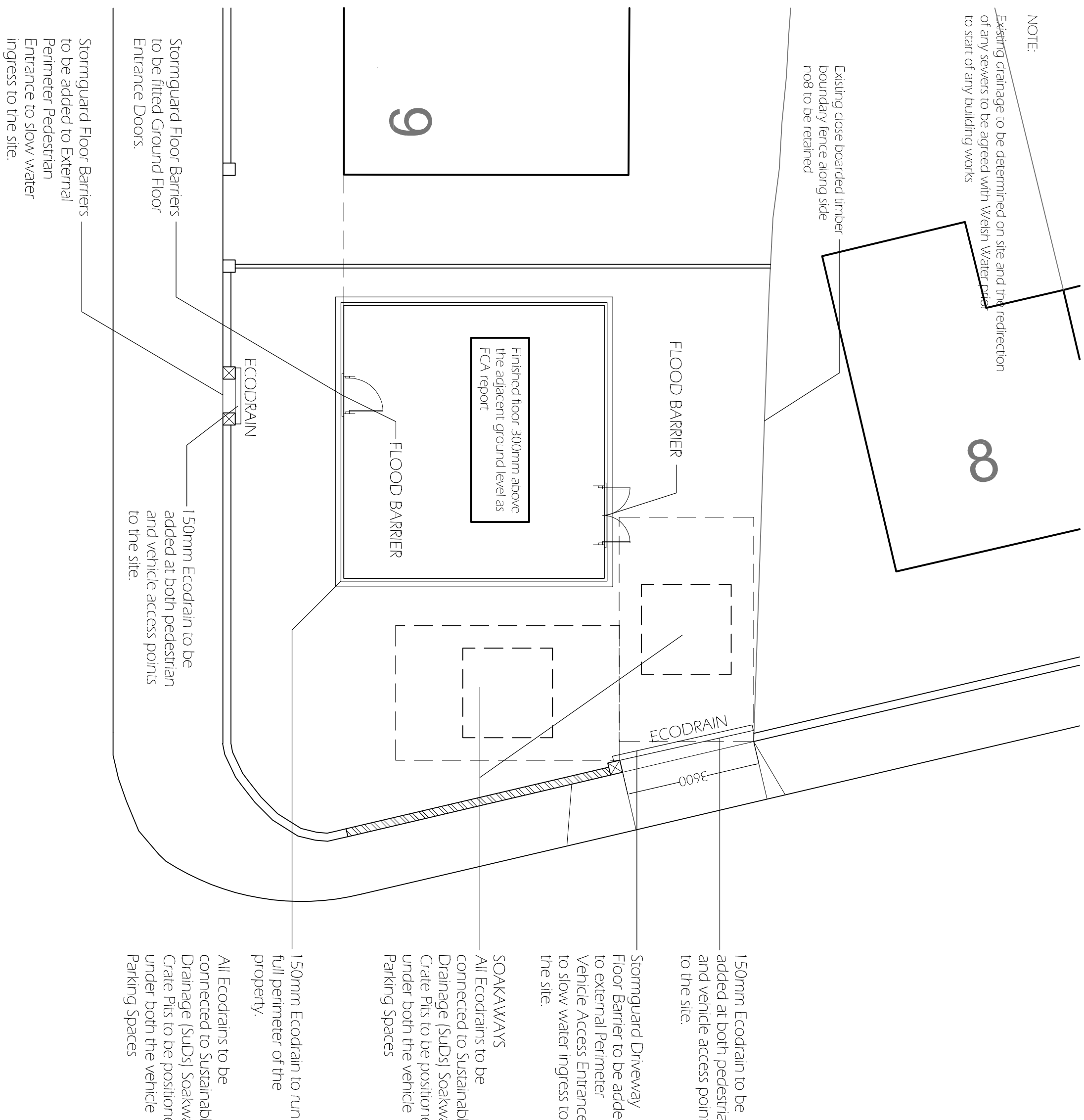
Floodable void incorporated in to the detail design as outlined in the report.

Car parking in permeable material

SUDS application to be made and approved for the site prior to approval.

NOTE:

~~Existing drainage to be determined on site and the redirection of any sewers to be agreed with Welsh Water prior to start of any building works~~



TYPICAL FLOODABLE VOID DETAIL @1:20

As detailed by Meridian Civil Engineering Consultancy in their FCA report

FLOOD RISK MANAGEMENT MEASURES:

The following to be read in conjunction with Flood Consequences report and associated details therein produced by Meridian Civil Engineering Consultancy dated May 2025.

Finished floor level to be 300mm raised above the Ground Level

No bedrooms or Bathrooms to be positioned on the ground floor.

All electrical sockets to be positioned a minimum of 450mm above the finished floor level as required under the Building Regulations.

Stormguard Floor Barriers to be fitted to all Ground Floor Entrance Doors

Stormguard Floor Barriers to be added to External Perimeter Pedestrian Entrance to slow water ingress to the site.

Stormguard Driveway Floor Barrier to be added to external Perimeter Vehicle Access Entrance to slow water ingress to the site.

150mm Ecodrain to run full perimeter of the property

150mm Ecodrain to be added at both pedestrian and vehicle access points to the site

All Ecodrains to be connected to Sustainable Drainage (SUDs) Soakway Crate Pits to be positioned under both the vehicle Parking Spaces

Client	Mr and Mrs P. Das.		
Project	Dwelling on land adjacent to 9 Addison Road, Sandfields, Port Talbot, SA12 6HJ		
Date:	June 2025		
Scale:	1:100 & 1:20 - A2		
Job No:	3235		
Drawing No:	03		
Revision	Date	Comments	