
FORMER BRITON FERRY HEALTH CENTRE BRITON FERRY

TAN15 Drainage Statement

CLIENT

SQUIRREL WOOD PROPERTIES

WINDSOR HOUSE
CORNWALL ROAD
HARROGATE HG1 2PW

AUTHOR

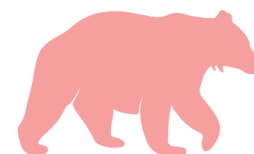
BEAR CONSULTING
35 STOW PARK CIRCLE
NEWPORT
NP20 4HF

EMAIL: info@bear-consult.com

DATE: JANUARY 2026

BEAR CONSULTING DOCUMENT REFERENCE: P0648_Rc04b





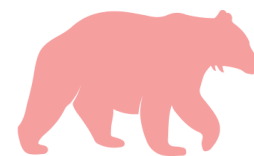
CONTENTS

1.0	INTRODUCTION.....	3
2.0	EXISTING SITE.....	5
3.0	PROPOSED DEVELOPMENT.....	6
4.0	SURFACE WATER STRATEGY	6
4.1	Statutory National Standards for Sustainable Drainage Systems	6
4.2	Flood Risk Overview	6
4.3	Standard S1 - Surface Water Destination	7
4.4	Standard S2 - Hydraulic Control	9
4.5	Standard S3 - Water Quality	12
4.6	Standard S4 – Amenity.....	15
4.7	Standard S5 – Biodiversity	16
4.8	Standard S6 - Construction & Maintenance	17
5.0	FOUL WATER STRATEGY	17
6.0	SURFACE WATER EXCEEDANCE/BLOCKAGE EVENT	17
7.0	CONCLUSION	18

APPENDICES

Appendix A – Existing Site Information
Appendix B – Proposed Site Information
Appendix C – NRW Flood Map
Appendix D – BGS and CSAI Maps
Appendix E – CCTV Drainage Information
Appendix F – Drainage Design Information
Appendix G – SAB Pre-Application Response

Revision	Date	Notes	Author	Approved
-	07/01/2026	First Issue	-	PC
A	22/01/2026	Minor amendments	-	PC
B	29/01/2026	Minor amendments	-	PC



1.0 INTRODUCTION

This drainage statement has been provided to accompany the Section 73 application (variation of condition) to amend the approved development for (i) a reduction in the number of bedrooms at the care home from 40 to 24; (ii) a reduction to the footprint of the building; (iii) changes to the roof form and elevations/ materials and (iv) a revised landscaping, planting and boundary treatment scheme with the variation of planning condition 2 (approved plans), 6 (hard landscaping and planting scheme), 8 (demolition and construction method statement), 9 (obscure glazing) and 12 (enclosures) of planning permission p2023/0767 granted 23.08.2024 at the former Briton Ferry Health Centre, Hunter Street, Briton Ferry, Neath Port Talbot, SA11 2SF.

This Drainage Statement has been prepared by Bear Consulting to support the planning application and sets out the proposed surface water drainage and Sustainable Drainage Systems (SuDS) strategy. It does not constitute construction information, or a submission for approval by the SuDS Approval Body (SAB).

Any reference to flood risk within this Drainage Statement is to identify the site's flood risk classification and its location within the TAN 15 flood zones. No detailed assessment of flood risk has been undertaken. This Drainage Statement must not be relied upon as a Flood Consequences Assessment (FCA).

In accordance with The Well-being of Future Generations (Wales) Act 2015, Schedule 3 to the Flood and Water Management Act 2010 and the Sustainable Drainage (Approval & Adoption) (Wales) Order 2018, this Drainage Statement has been carried out to provide design clarification to the hierarchy S1 and standards (S2-S6) of the Welsh Government Statutory Standards for Sustainable Drainage Systems.

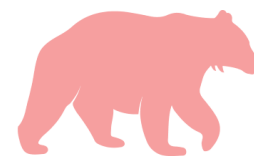
From 7th January 2019, new developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres require approval before construction can commence. Approval is considered by the Sustainable Drainage Approval Body.

Adoption and management arrangements, including funding mechanisms for maintenance of SuDS infrastructure and all drainage elements are to be agreed by the SAB as part of this approval. The objective being to ensure SuDS infrastructure is correctly maintained and functions effectively for its design life.

An application for Sustainable Drainage Approval is required to comply with:

- Flood and Water Management Act 2010 (Schedule 3)
- Statutory Standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems (2018)
- Local Guidance/ policy (where available)

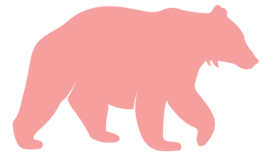
The SuDS approach mimics natural drainage, managing surface runoff at or close to the surface and as close to its source as practicable, controlling the flow (volume and rate of runoff) and providing a range of additional benefits. It contrasts with traditional drainage techniques, which are based on underground pipes to convey rainwater away from properties as quickly as possible.



The use of SuDS is a way of helping to achieve sustainable development in both new and existing developments.

Key elements of the SuDS design approach include:

- Drainage systems should be considered at the earliest stages of site design to influence the layout of roads, buildings and public open spaces.
- Planning of a new site layout should be informed by the topography and the requirements of surface water management systems to both effectively drain and treat the runoff.
- Any existing watercourse, ditches, and other drainage features both within and adjoining the site should help inform proposals.
- SuDS should work as a management train to control flow rates and reduce volumes of runoff, providing treatment to protect water quality and opportunities to encourage biodiversity and amenity.
- Well designed, easy to maintain SuDS will deliver a range of important benefits for the local environment, the development and local communities.
- Surface based sustainable drainage components are visible in their operation and performance and are generally simpler and easier to operate, monitor and maintain.
- Take account of existing flood risk management policies and procedures.



2.0 EXISTING SITE

The 0.280ha brownfield site is located at Hunter Street, Briton Ferry, Neath Port Talbot, SA11 2SF (E.274101, N.194184).

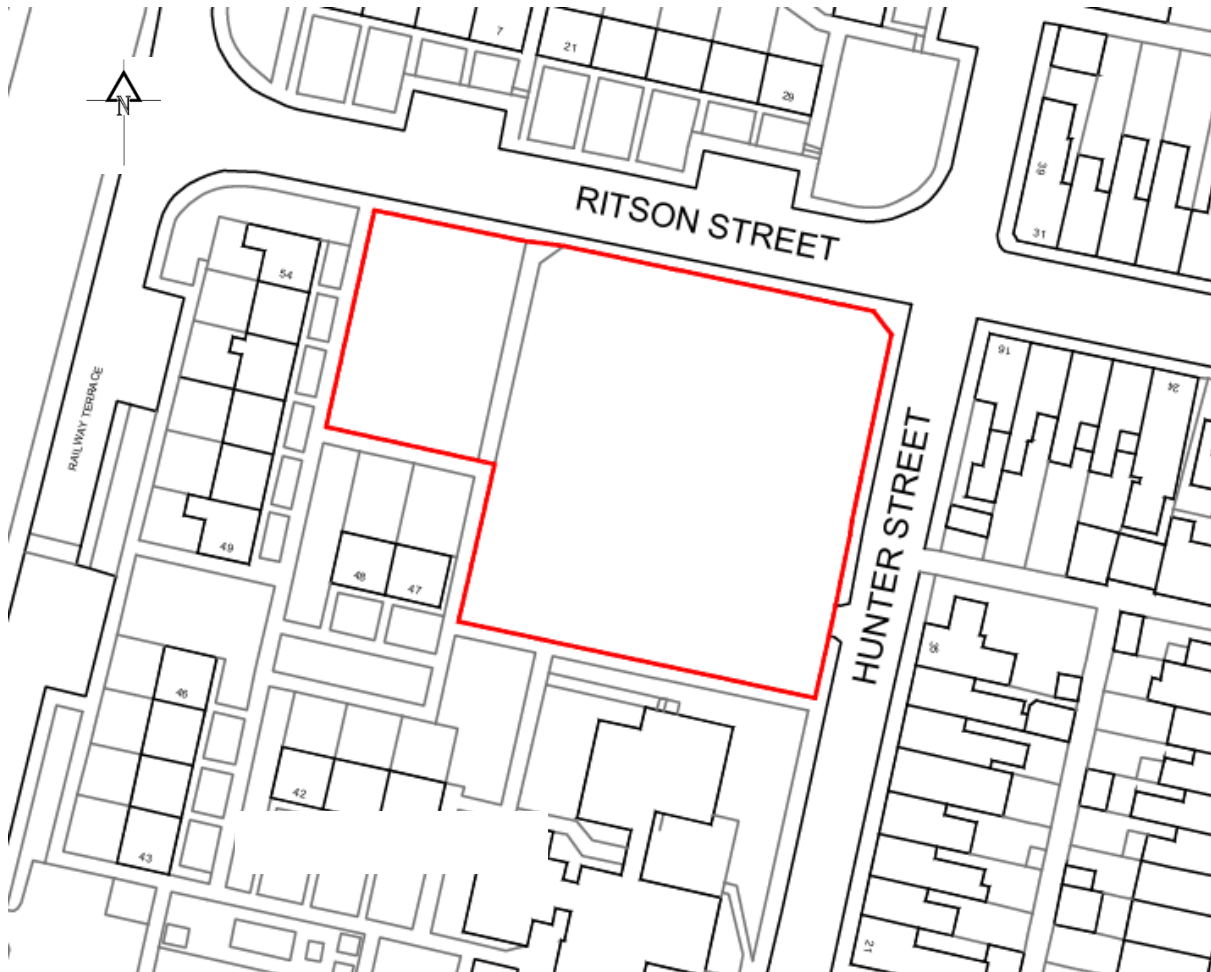
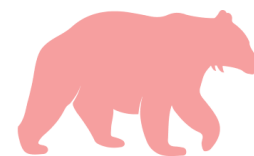


Figure 1 – Site Location

A topographical survey has been carried out and is included within Appendix A of this Drainage Statement along with the Site Location Plan. The topographical survey indicates that the eastern area of the site consists of asphalt and rubble, while the western area of the site features a soft landscaping area. The site is generally flat, with levels varying between 5.46mAOD and 4.18mAOD, and a gentle fall towards the eastern direction.

Vehicular access to the site is available from Hunter Street.



3.0 PROPOSED DEVELOPMENT

The proposed development comprises a two-storey nursing home with associated parking, private footpaths, soft landscaping areas, and amenity areas.

This Drainage Statement has been updated to support a Section 73 application (variation of condition) to amend the previously approved development, including a reduction in the number of bedrooms, a reduced building footprint, changes to the roof form and elevations/materials, and revisions to the landscaping and boundary treatment.

The proposed site plan is included in Appendix B.

4.0 SURFACE WATER STRATEGY

4.1 Statutory National Standards for Sustainable Drainage Systems

An application for Sustainable Drainage Approval is required to comply with:

- Flood and Water Management Act 2010 (Schedule 3)
- Statutory Standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems (2018)
- Local Guidance/ policy (where available)

The following sections within this Drainage Statement therefore consider and address all Welsh Government Statutory Standards for Sustainable Drainage Systems.

A SAB pre-application has been carried out with Neath Port Talbot County Borough Council and the correspondence is included in Appendix G of this Drainage Statement.

4.2 Flood Risk Overview

A high-level review of available flood risk information has been undertaken to identify the site's flood risk classification and its location within the TAN 15 flood zones.

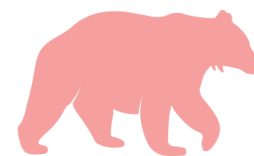
The Natural Resource Wales (NRW) flood map has been included within Appendix C of this Drainage Statement

NRW Detailed Flood Map for Planning indicates the site is within Surface Water and Small Watercourses Flood Zone 3 and Sea Flood Zone 3. The map also indicates that the site is not in the Rivers Flood Zone, has no reservoir flood risk, and has no recorded flood extents.

Guidance on surface water runoff from development within TAN 15 advises that all types of land use change/vulnerability will have an impact on the hydrological cycle and flooding is therefore not confined to floodplains.

In all flood zones, development should not increase the risk of flooding elsewhere. If not sufficiently managed, runoff from proposed developments can result in flooding at other locations and may significantly alter the frequency and extent of floods in other locations.

This review is limited to strategic flood risk screening only. No detailed flood risk assessment has been undertaken by Bear Consulting, including (but not limited to) hydraulic modelling,



surface water or ordinary watercourse modelling, floodplain interaction assessment, climate change impact assessment, exceedance routing analysis, or the identification of flood mitigation measures.

It is noted that no Flood Consequences Assessment (FCA) was required or undertaken in support of the original planning permission (ref. P2023/0767). This Drainage Statement has therefore been prepared for the Section 73 application.

While the proposed drainage strategy controls surface water runoff generated by the development, it is not feasible for the development to intercept, store, or manage overland pluvial flooding generated from third-party land. The site layout and level design seek to avoid increasing flood risk to surrounding land. However, the detailed behaviour of overland pluvial flows across the wider catchment is outside the scope of this Drainage Statement.

4.3 Standard S1 - Surface Water Destination

Required considerations for Standard S1 has been shown below:

Priority Level 1: Surface water runoff is collected for use;

Priority Level 2: Surface water runoff is infiltrated to ground;

Priority Level 3: Surface water runoff is discharged to a surface water body;

Priority Level 4: Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system;

Priority Level 5: Surface water runoff is discharged to a combined sewer.

Note that Priority Levels 1 is the preferred (highest priority) and that 4 and 5 should only be used in exceptional circumstances.

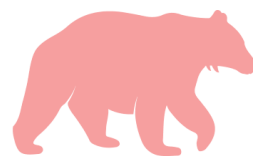
As much of the runoff as possible (subject to technical or cost constraints) should be discharged to each destination before a lower priority destination (level) is considered.

Depending on the site characteristics, drainage from different parts of the site could have different drainage destinations.

Depending on the quantity of runoff and the potential for a particular destination to manage that runoff, small events may discharge to a higher level while larger events may need to make use of lower priority destinations.

Water is a valuable resource and rainwater should be collected (harvested) for non-potable use where practicable. This not only reduces potable water demand, but it can also reduce the volume of surface water runoff requiring disposal. One or more of the following exception criteria needs to be demonstrated if rainwater harvesting (RWH) is not used:

- a) There is no foreseeable demand for non-potable water on the site throughout its design life;
- b) There is no foreseeable need to harvest water at the site as the relevant water undertaker's water resources and drought management plans do not identify potential stresses on mains water supplies;
- c) The use of rainwater harvesting is not a viable/ cost-effective part of the solution for managing surface water runoff on the site, taking account of the potential water supply benefits of such a system.



It is therefore recommended that small water collection facilities be used to collect water for watering proposed vegetation, etc. The proposed development will incorporate small rainwater harvesting devices to collect rainwater for irrigation and washing. However, the volume will not suffice for the management of surface water during extreme rainfall events.

Below is a graph extracted from the DWR Cymru Water Resources Management Plan (October 2024), which illustrates that the Tywi Gower area, of which the site is located, does not expect any potential stresses on water main supplies when considering the planned interventions outlined in DCWW's Final Water Resources Management Plan 2024.

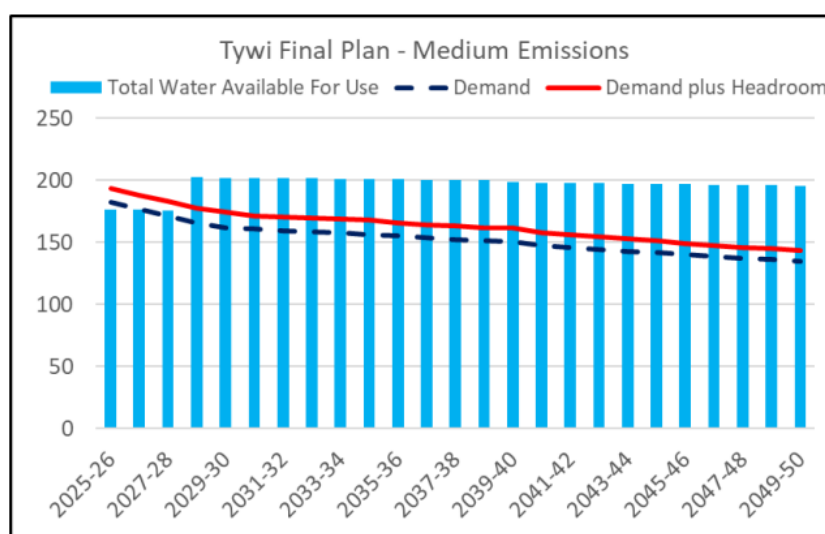


Figure 2 – Summary of DCWW Water Resource Zone supply-demand position with planned interventions

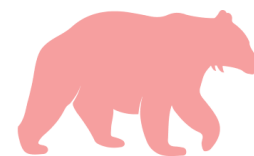
The second preferred method of surface water disposal is via infiltration to the ground.

A desktop study has been undertaken to assess the potential of discharge via infiltration. Various sources have been used, including the British Geological Survey (BGS) and Cranfield Soil and Agri-food Institute (CSAI) Soils mapping. These extracts have been included within Appendix D of this Drainage Statement.

The bedrock geology has been identified as Rhondda Member - Sandstone, and the superficial deposit has been identified as Tidal Flat Deposits - Clay, silt and sand.

Soils mapping has identified the soil as loamy and clayey soils of coastal flats with naturally high groundwater.

A ground investigation undertaken by Quantum Geotechnical (Ref: G40104r1, February 2019). The GI is considered valid for this site in the present time, as no development has occurred since its completion. The accompanying remediation strategy (Ref: G40104/RS) advises against the use of soakaways for stormwater management due to the risk of contaminants within the made ground leaching into surrounding soils. In addition, infiltration testing undertaken as part of the investigation demonstrated that the underlying natural soils exhibit very low permeability, making soakaways impracticable. Accordingly, soakaways are not deemed appropriate for the proposed drainage design.



The third preferred method of surface water disposal is discharge to a surface water body. There is no watercourse in the vicinity of the site. It is therefore considered that discharge to a watercourse will not be feasible.

A drainage CCTV survey has been carried out by DrainTech (Ref: 20735 - 01 - 001, Date: 19/08/2025). Another CCTV drainage survey has also been carried out by Dyno (Ref: JB-17389, Date: 14/12/2018). These CCTV drainage survey extracts have been included within Appendix E. The Dyno drainage CCTV survey is considered valid for this site at the present time, as no development has occurred since its completion.

The DCWW sewer map (provided by DrainTech) indicates that there are no highway sewer or public surface water drainage systems in the vicinity of the site. It also shows that there are DCWW public combined sewers within the site area.

Information on the drainage CCTV survey provided by DrainTech indicates that there are existing highway gullies on Ritson Street and Hunter Street, which currently discharge to the DCWW public combined sewer system.

The drainage CCTV survey carried out by Dyno also indicates that there is an existing private combined drain located in the north-eastern area of the site, which discharges to the DCWW public combined sewer system.

It is considered that the most suitable discharge method for surface water runoff on site is via the DCWW public combined sewer. It is therefore proposed to discharge the surface water runoff from the development to the DCWW public combined sewer.

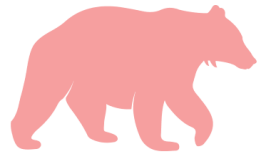
A Section 106 agreement shall be agreed with DCWW prior to any connection to the public combined sewer.

A proposed drainage layout illustrating the drainage arrangement has been included within Appendix F of this Drainage Statement.

4.4 Standard S2 - Hydraulic Control

Required considerations for Standard S2 are shown below:

1. Surface water should be managed to prevent, so far as possible, any discharge from the site for the majority of rainfall events of less than 5mm.
2. The surface water runoff rate for the 1 in 1 year return period event (or agreed equivalent) should be controlled to help mitigate the negative impacts of the development runoff on the morphology and associated ecology of the receiving surface water bodies.
3. The surface water runoff (rate and volume) for the 1% (1 in 100 year) return period event (or agreed equivalent) should be controlled to help mitigate negative impacts of the development on flood risk in the receiving water body.
4. The surface water runoff for events up to the 1% (1 in 100 year) return period (or agreed equivalent) should be managed to protect people and property on and adjacent to the site from flooding from the drainage system.
5. The risks (both on site and off site) associated with the surface water runoff for events greater than the 1% (1 in 100 year) return period should be considered. Where the consequences are excessive in terms of social disruption, damage or risk to life, mitigating proposals should be developed to reduce these impacts.



-
6. Drainage design proposals should be examined for the likelihood and consequences of any potential failure scenarios (e.g. structural failure or blockage), and the associated flood risks managed where possible.



The greenfield runoff calculations have been included within Appendix F of this Drainage Statement. The QBAR for the site has been calculated using the FEH statistical method, and the corresponding QBAR runoff has been calculated as 7.88l/s/ha.

It is therefore proposed to restrict the flow rate from the proposed development to 1.16l/s for the 0.147 ha hardstanding area for all rainfall events up to and including the 1 in 100-year (+40% climate change allowance + 10% urban creep allowance).

A Hydrobrake or similar flow control device shall be used to restrict the surface water runoff to the above-stated discharge rate for all rainfall events up to and including the 1 in 100-year +40%cc +10%uc allowance.

Causeway Flow has been used to estimate the attenuation required for the development. Preliminary calculations have been included within Appendix F of this Drainage Statement.

It is proposed to utilise a geo-cellular crate to accommodate the attenuation required.

The proposed drainage layout, illustrating the size and location of these SuDS features, has been included within Appendix F.

Detailed calculations will be submitted with the full application, and an allowance for 10% urban creep shall be made within the drainage model.

Interception methods of each SuDS feature have also been considered within the design. Table 1 below is an extract from *CIRIA C753 The SuDS Manual* and identifies infiltration systems along with requirements for which the surface water drainage design for this scheme was broadly based on.

Systems	Interception Methods that can be assumed to be compliant for zero runoff for the first 5mm for 80% of events during the Summer and 50% in Winter
Green roofs	All surfaces that have green roofs
Rainwater harvesting systems	All surfaces drained to RWH systems designed to BS 8515:2009+A1:2013 whether for surface water management or just water supply, provided the RWH system design is based on regular daily demand for non-potable water.
Soakaway or other infiltration system	Areas of the site drained to systems that are designed to infiltrate runoff for events greater than a 1 month return period
Permeable pavements	All permeable pavements, whether lined or not, can be assumed to comply, provided there is no extra area drained to the permeable pavement. Where the pavement also drains an adjacent impermeable area, compliance can be assumed for all soil types where the pavement is unlined, as long as the extra paved area is no greater than the permeable pavement area. Where the infiltration capacity of the ground below the pavement is greater than 1×10^{-6} m/s, up to 5 times the permeable pavement area can be added as extra contributing area. Where the permeable pavement also drains an adjacent impermeable area and is lined, compliance cannot be deemed to have been achieved and extra downstream Interception components will be required
Filter Strips/Swales	Roads drained by filters strips/swales, where the longitudinal gradient of the vegetated area is less than 1:100, are suitable for Interception delivery for impermeable surface areas up to 5 times the base of the vegetated surface area receiving the runoff. Components steeper than 1 in 100 cannot be deemed to provide Interception unless additional effective Interception design can be demonstrated.



	Any filter strip/swale that is unlined, has a gradient less than 1 in 100 and has an infiltration capability greater than 1×10^{-6} m/s can be assumed to comply with Interception for a contributing area up to 25 times the area, or a larger area where infiltration capacities and design characteristics allow. Interception cannot be deemed to have been provided for impermeable areas draining to a swale within 5 m from the swale outlet, unless the swale is flat and has a slightly raised outlet to create a temporary storage zone to encourage infiltration before runoff takes place. Greater loading ratios can be achieved by providing flat swales with greater temporary storage and infiltration, but these require detailed design, based on the use of appropriate continuous rainfall time series
Infiltration Trenches	Roads drained by infiltration trenches can be considered to provide Interception.
Detention Basins	Areas of the site drained to detention basins with a flat unlined base (without specific provision for routing low flows directly to the outlet) can be assumed to comply, where the drained impermeable surface area is less than 5 times the vegetated surface area receiving the runoff for any soil type. The area of the basin that is assumed to contribute to Interception of runoff should be below the outlet level of the basin. Areas up to 25 times the base area of the basin can be assumed to meet Interception requirements where infiltration rates are greater than 1×10^{-6} m/s. Higher loading ratios can be achieved where specific provision is made for water being stored below the outlet pipe and higher infiltration rates exist. Where a basin is designed to infiltrate runoff, specific provision should be made for the upstream control of sediments to minimise risks of waterlogging, high maintenance costs and reduced component amenity value.
Bio-retention areas and Rain Gardens	Areas of the site drained to unlined bioretention components can be assumed to comply' where the impermeable surface area is less than 5 times the vegetated surface area receiving the runoff. They can be designed to deliver Interception for larger areas, where suitable infiltration capacity is available.
Ponds	Areas drained by ponds (with a permanent water pool that is effectively maintained by the outlet structure) are not assumed to deliver Interception.

Table 1 – CIRIA C753 Interception Mechanisms

The proposed drainage shall include permeable paving systems and lined rain gardens. Due to site constraints, interception on site has been designed to be met as much as practically possible.

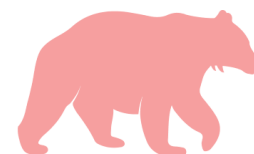
4.5 Standard S3 - Water Quality

Standard S3 addresses the drainage design requirements to minimise the potential pollution risk posed by the surface water runoff to the receiving water body.

Treatment for surface water runoff should be provided to prevent negative impacts on the receiving water quality and/or protect downstream drainage systems, including sewers.

The Simple Index Approach identified in CIRIA C753 has been used to determine the SuDS pollution requirements for the proposed development.

Table 2 below has been taken from CIRIA C753 and identifies the Pollution Hazard Indices for Different Land Use Classifications.



Land Use	Pollution Hazard Level	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Residential roofs	Very Low	0.2	0.2	0.05
Other roofs (typically commercial/ industrial roofs)	Low	0.3	0.2 (min)	0.05
Individual property driveways, residential car parks, low traffic roads (eg cul de sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg schools, offices) ie < 300 traffic movements/day	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (eg hospitals, retail), all roads except low traffic roads and trunk roads/motorways	Medium	0.7	0.6	0.7
Sites with heavy pollution (eg haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured; industrial sites; trunk roads and motorways	High	0.8	0.8	0.9

Table 2 – CIRIA C753 Pollution Hazard Indices for Different Land Use Classifications

To deliver adequate treatment, the selected SuDS components should have a total pollution mitigation index that equals or exceeds the pollution hazard index for each contaminant type.

Total SuDS Mitigation Index $\geq$ Pollution Hazard Index

Where the mitigation index of an individual component is insufficient, two components (or more) in series will be required, where:

$$\text{Total SuDS Mitigation Index} = \text{Mitigation Index} + 0.5 (\text{Mitigation Index of Component 2})$$

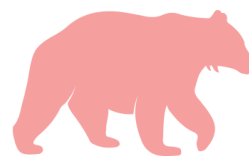


Table 3 is an extract from CIRIA C753 and identifies the SuDS mitigation indices for discharges to surface waters.

Type of SuDS component	TSS	Metals	Hydrocarbons
Filter strip	0.4	0.4	0.5
Filter drain	0.4	0.4	0.4
Swale	0.5	0.6	0.6
Bioretention system	0.8	0.8	0.8
Permeable pavement	0.7	0.6	0.7
Detention basin	0.5	0.5	0.6
Pond	0.7	0.7	0.5
Wetland	0.8	0.8	0.8
Proprietary treatment systems	These must demonstrate that they can address each of the contaminant types to acceptable levels for frequent events up to approximately the 1 in 1 year return period event, for inflow concentrations relevant to the contributing drainage area.		

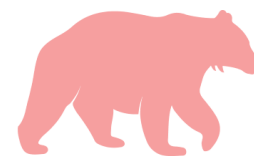
Table 3 – CIRIA C753 SuDS Mitigation Indices for Discharges to Surface Waters

The following table demonstrates that the requirements of the Simple Index Approach have been met where possible. The mitigation for each feature is greater than or equal to the corresponding pollution hazard indices. The Pollution Hazard Indices of 'Commercial Footpath' have been assumed as 'Other Roofs' in Table 3.

Sub-Catchment Area (Refer to drawing SKc07)	Contaminant	Risk Indices	SuDS Feature to Provide Treatment	Mitigation Indices	Compliant
A1 (Commercial Roof)	TSS	0.3	Bioretention system	0.8	Y
	Metals	0.2		0.8	
	Hydrocarbons	0.05		0.8	
A2 (Commercial Roof)	TSS	0.3	D-Rainclean Channel(Proprietary treatment systems)	0.98	Y
	Metals	0.2		0.99	
	Hydrocarbons	0.05		0.98	
B1 (Commercial Footpath)	TSS	0.3	Permeable Paving System	0.7	Y
	Metals	0.2		0.6	
	Hydrocarbons	0.05		0.7	
B2 (Commercial Car Parking)	TSS	0.7	Permeable Paving System	0.7	Y
	Metals	0.6		0.6	
	Hydrocarbons	0.7		0.7	
B3 (Commercial Car Parking)	TSS	0.7	D-Rainclean Channel(Proprietary treatment systems)	0.98	Y
	Metals	0.6		0.99	
	Hydrocarbons	0.7		0.98	
B4 (Commercial Footpath)	TSS	0.3	D-Rainclean Channel(Proprietary treatment systems)	0.98	Y
	Metals	0.2		0.99	
	Hydrocarbons	0.05		0.98	
B5 (Commercial Car Parking)	TSS	0.7	Bioretention system	0.8	Y
	Metals	0.6		0.8	
	Hydrocarbons	0.7		0.8	

Table 4 – CIRIA C753 SuDS Mitigation for Proposed SuDS Features

The above tables demonstrate the requirements for treatment and interception shall be met.



4.6 Standard S4 – Amenity

The aim of standard S4 is to ensure that, wherever possible, and having regard to the need to prioritise infiltration drainage and rainwater harvesting, the SuDS scheme makes the best contribution to development design by maximising benefits for amenity as well as for biodiversity, water quantity and quality.

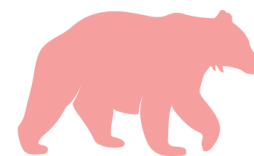
Where SuDS are on the surface, high quality visual impact is essential to ensuring public acceptability and maximising amenity benefits. Public acceptance is dependent on appropriate design and materials, planting and landscaping, maintenance regimes that retain performance and minimise risks, and appropriate engagement and awareness programmes, including the use of signs to explain that the area is part of the drainage system, how it works, and who is responsible for maintenance.

By enhancing visual character, SuDS can help contribute to specific amenity benefits, including:

- Creating aesthetically pleasing places,
- Increased attractiveness of individual buildings, locations and areas,
- Enhanced economic investment within the local area,
- Increased employment productivity due to the quality of the working environment,
- Enhanced property and land values,
- Increased tourism.

The proposed site incorporates rain gardens and SuDS planters to enhance the visual characteristics of the development. The bioretention areas are located where residents and the public will pass and observe frequently. Small rainwater harvesting devices will also provide non-potable water for irrigation and washing.

The planting specification, along with proposed details, shall be incorporated within the full application.



4.7 Standard S5 – Biodiversity

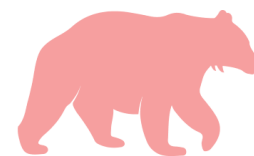
Standard S5 addresses the design of SuDS to ensure, where possible, they create ecologically rich green and blue corridors in developments and enrich biodiversity value by linking networks of habitats and ecosystems together.

The aim of standard S5 is to ensure that, wherever possible, and having regard to the need to prioritise infiltration drainage and rainwater harvesting, the SuDS scheme makes the best use of a site to maximise benefits for biodiversity, as well as for amenity, water quantity and quality. Biodiversity benefits will usually be best achieved by drainage systems which are on the surface and visible with vegetated components, forming part of the local green infrastructure and local ecosystem structure. It is important to ensure that the SuDS design does not damage existing sensitive habitats.

There are key design characteristics that can help create habitats and associated ecosystems, for example:

- The inclusion of structural variability in the SuDS design – both horizontally and vertically,
- The use of biodiverse planting,
- The inclusion of biodiverse water features,
- The incorporation of areas of grassland and wet woodland features,
- The use of gentle slopes and shallow water gradients.

The planting specification and details for the rain gardens and SuDS planters will be incorporated within the full application to maximise and improve biodiversity on site.



4.8 Standard S6 - Construction & Maintenance

Required considerations for Standard S6 has been shown below:

1. All elements of the surface water drainage system should be designed so that they can be constructed easily, safely, cost-effectively, in a timely manner, and with the aim of minimising the use of scarce resources and embedded carbon (energy).
2. All elements of the surface water drainage system should be designed to ensure maintenance and operation can be undertaken (by the relevant responsible body) easily, safely, cost-effectively, in a timely manner, and with the aim of minimising the use of scarce resources and embedded carbon (energy).
3. The surface water drainage system should be designed to ensure structural integrity of all elements under anticipated loading conditions over the design life of the development site, taking into account the requirement for reasonable levels of maintenance.

It should be noted that all of the proposed surface water drainage on site serving the new development shall be privately maintained. A Section 106 agreement shall be agreed with DCWW prior to any connection to the public sewer.

All operational and maintenance requirements for the drainage network will therefore be made clear to those who shall be responsible for maintaining the network.

A detailed SuDS Maintenance plan will be provided for the full application.

5.0 FOUL WATER STRATEGY

The proposed indicative foul network has been included within the proposed drainage layout drawing in Appendix F.

It is proposed that foul water from the development will discharge to the existing private combined chamber on site and ultimately discharge to the DCWW public combined sewer.

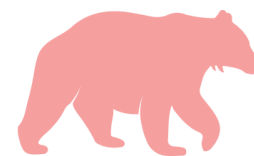
All onsite private foul drainage serving the development shall be designed in accordance with Building Regulations Approved Document Part H. All adoptable assets will be designed in accordance with Sewers for Adoption 7th Edition. An internal grease trap shall be used for the foul water from the proposed kitchen prior to connecting to the proposed drainage network.

Welsh Water shall confirm the sewer network capacity and the agreement to the chamber adoption prior to construction.

6.0 SURFACE WATER EXCEEDANCE/BLOCKAGE EVENT

Precautions have been taken to avoid increasing surface water runoff rates from the site relative to existing conditions within the vicinity of the site. The proposed drainage features have been designed to manage surface water exceedance in accordance with the proposed drainage strategy assumptions for all rainfall events up to and including the 1 in 100 years rainfall event + 40% climate change allowance. A 10% urban creep allowance will also be included in the calculation in the SAB full application stage.

The proposed external ground levels will be designed such that, during exceedance rainfall or network blockage, surface water will drain towards the adjacent public road (with highway gullies) and away from the care home.



7.0 CONCLUSION

This drainage statement has been provided to accompany the S73 application for the development at the Former Briton Ferry Health Care site, SA11 2SF. This statement is intended to outline the proposed surface water drainage and Sustainable Drainage Systems (SuDS) design principles. It does not constitute a detailed drainage design and is provided for informative purposes in support of the planning application.

A SAB pre-application has been carried out with Neath Port Talbot County Borough Council and the correspondence is included in Appendix G of this Drainage Statement.

Statutory Standard S1 *Surface Water Destination* Overview – It is proposed to discharge the surface water runoff from the development to the existing DCWW public combined sewer within the site area. A S106 agreement shall be agreed with DCWW prior to the public sewer connection.

Statutory Standard S2 *Hydraulic Control* Overview – The maximum surface water discharge rate is proposed to be 1.16 l/s to match the greenfield runoff rate for all rainfall events up to and including the 1 in 100-year event (+40% climate change allowance +10% urban creep). On-site attenuation includes a geocellular crate.

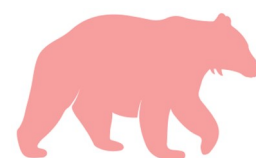
Statutory Standard S3 *Water Quality* Overview – It is proposed to utilise SuDS features in accordance with the CIRIA C753 Simple Index Approach to provide suitable mitigation measures.

Statutory Standard S4 *Amenity* Overview – It is proposed to maximise the amenity offered by SuDS components by optimising the location of the rain garden areas and SuDS planters. These features have been located such that they shall be clearly visible to residents, visitors, and the public. It is also proposed to incorporate small rainwater harvesting devices to provide non-potable water for irrigation and washing.

Statutory Standard S5 *Biodiversity* Overview – It is proposed to maximise the biodiversity offered by the introduction and planting specification of the rain garden areas and SuDS planters. A planting specification will be submitted in the SAB full application to maximise the biodiversity potential on site.

Statutory Standard S6 *Construction & Maintenance* Overview – All proposed drainage components shall be specified such that each feature can be constructed as easily, safely and cost-effectively as practically possible. All proposed surface water drainage on site serving the new development shall be privately maintained. All operational and maintenance requirements for the drainage network will be clearly communicated to those responsible for maintaining the system.

This Drainage Statement is provided for planning information purposes only and is limited to the consideration of surface water drainage and SuDS strategy principles at a high level. Bear Consulting accepts no liability to any third party and accepts no liability for flooding to the site, the proposed development, or any adjoining or third-party land or property arising from reliance on this Drainage Statement or from matters that require separate flood risk assessment and/or detailed drainage design.



Appendix A

CAVEAT

SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN VINCI SURVEYS SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.

NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.

TAKE 2D DIGITAL DIMENSIONS FROM THIS DRAWING AS OPPOSED TO SCALING DIMENSIONS.

BOUNDARIES SURVEYED MAY NOT REPRESENT LEGAL OWNERSHIP.

NOTES

- This drawing is copyright and its use or reproduction without the written permission of VINCI SURVEYS is prohibited.
- Due to unavoidable inaccuracies during the reproduction process these drawings should not be scaled. Where dimensions are critical VINCI SURVEYS should be requested to confirm dimensions based on survey information. Scales appearing at the base of this plan are for indicative purposes only.
- This plan has been prepared in accordance with B.S. 1192, Part 1 in relation to scale and dimension. Tolerances permitted within the British Standard should be observed.
- All dimensions and particulars should be checked on site. Any discrepancies should be reported to VINCI SURVEYS before any work commences.

Station	Easting	Northing	Level
ST1	274146.327	194212.910	4.741
ST2	274124.572	194154.308	4.449
ST3	274091.032	194221.988	4.471
ST2A	274123.491	194154.742	4.531

LEVELS ARE RELATED TO AN OS SURVEY DATUM DERIVED FROM VRS.
CO-ORDINATES ARE RELATED TO AN OS SURVEY GRID DERIVED FROM VRS.
SCALE FACTOR 1 - GROUND DISTANCES APPLIED.

Job: FORMER BRITON FERRY HEALTH CENTRE

TOPOGRAPHICAL SURVEY

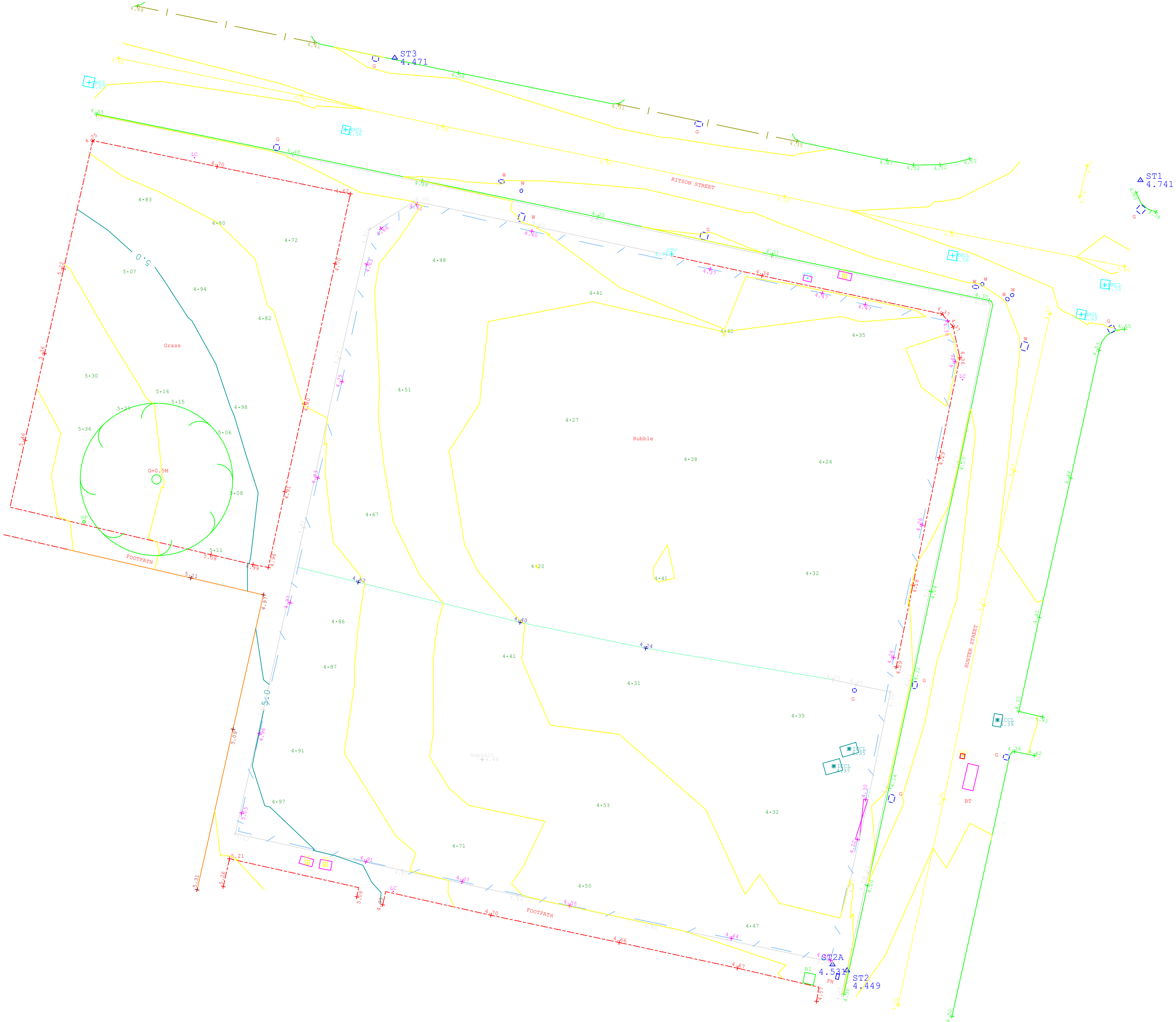


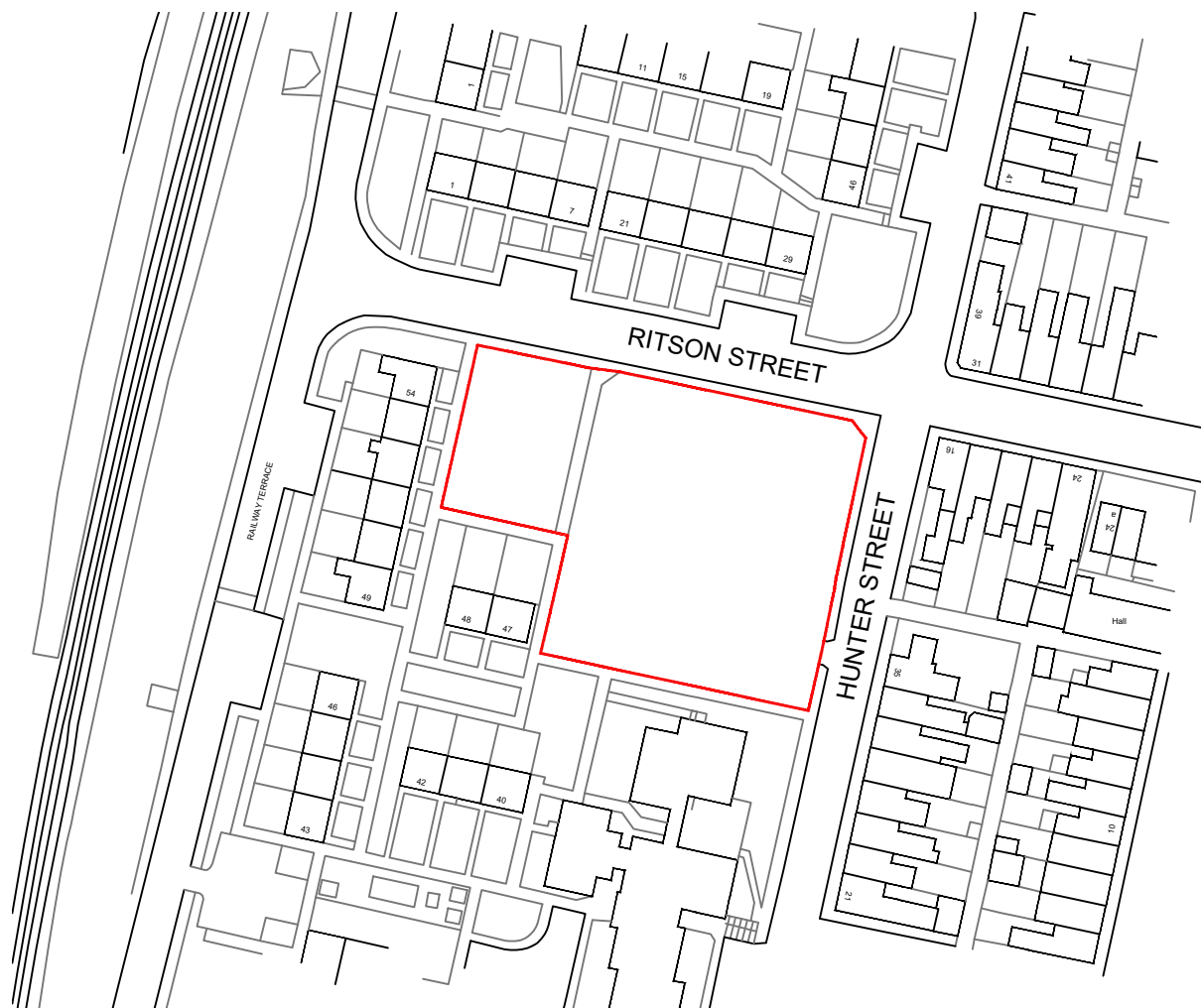
KEY		ABBREVIATIONS
36.38	SPOT LEVEL	av air vent
18.45	INVERT LEVEL	bal ballast
		bt telescope
		cl cover level
		conc concrete
		fb flower bed
		fl floor level
		g gully
		ic inspection
		il invert level
		mb manhole
		ret retaining wall
		re roading eye
		rg road gully
		rs road sign
		dp downpipe
		ap alignpost
		st rt of stone ret. wall

Client: Rhodos Properties (No21) Limited

Scale:	Date:	Drawn By:	Checked By:	Job Ref:
1:200 @A1	07/08/2025	SR	SR	001

REVISIONS



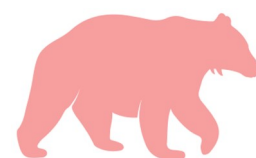


0 10 25 50 100



C. W. ARCHITECTS Ltd
Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
Tel : +44 (0)2920 223123 E-Mail : enquiries@cw-arch.co.uk Web : www.cw-arch.co.uk

Project Name : Briton Ferry	
Project Ref : SP815	
Drawing Title : Site Location Plan	Scale : 1:1250 @ A4
Drawing Number : SP815 - P100	
Revision:	PLANNING
Drawn by: ce	Date: Aug 2025



Appendix B



31

RITSON STREET

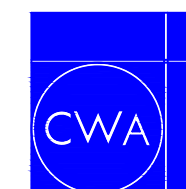
16

35

HUNTER STREET



Rev. B - 16.12.25 - Building raised, ramps and stepped access included
Rev. A - 10.10.25 - Bifold doors replaced by 3x patio doors

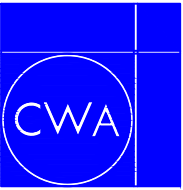
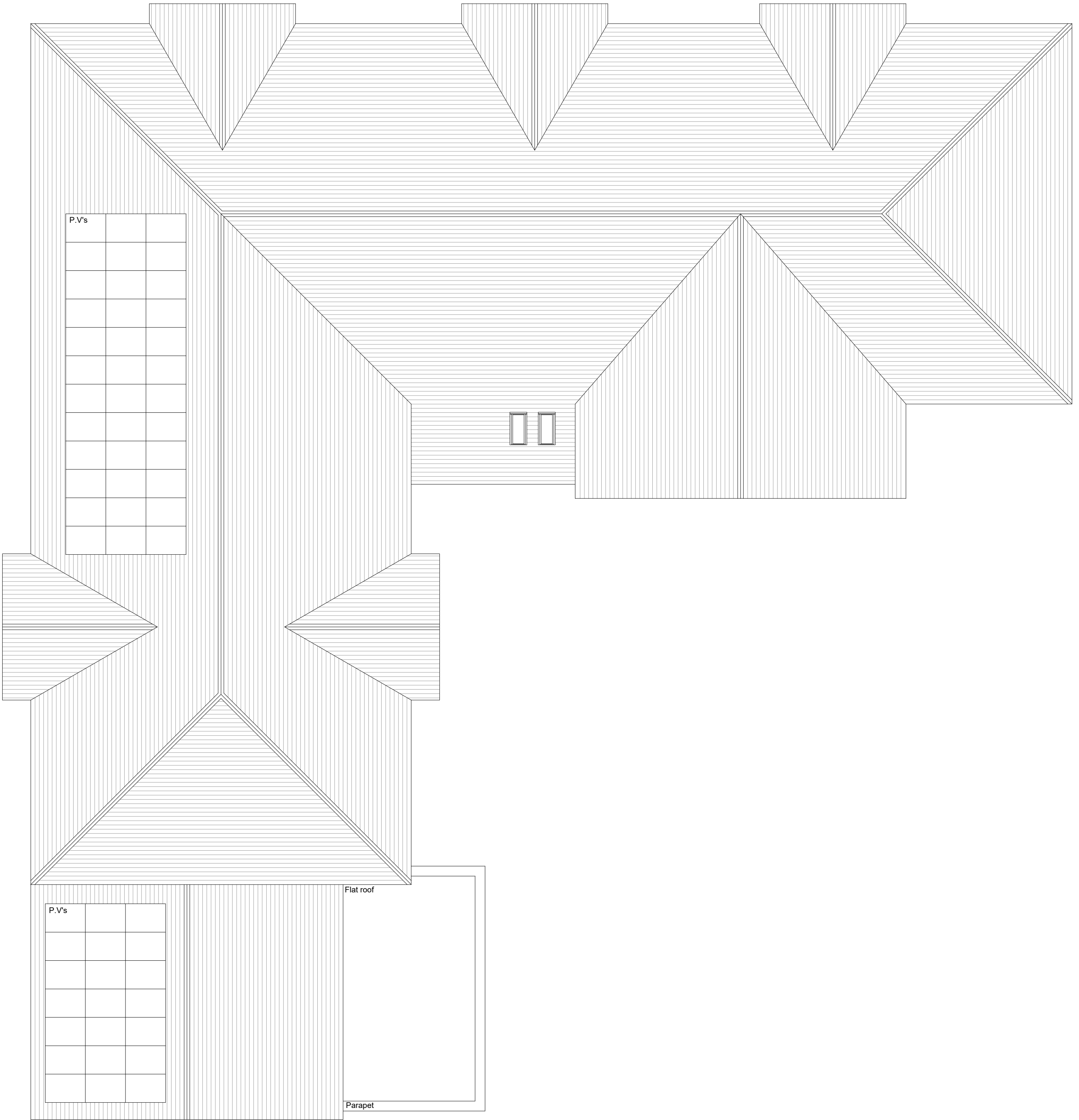


C. W. ARCHITECTS Ltd
Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
Tel : +44 (0)2920 223123 E-Mail : enquiries@cw-arch.co.uk Web : www.cw-arch.co.uk

Project Name :	Briton Ferry
Project Ref :	SP815

Drawing Title :	Proposed Site Plan	Scale :
Drawing Number :	SP815 - P02	1:200 @ A2

Revision:	B	Drawn by: ce	Date: Aug 2025
-----------	---	--------------	----------------

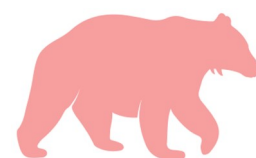


C. W. ARCHITECTS Ltd
Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
Tel : +44 (0)2920 223123 E-Mail : enquiries@cw-arch.co.uk Web : www.cw-arch.co.uk

Project Name :	Briton Ferry
Project Ref :	SP815

Drawing Title :	Proposed Roof Plan	Scale :
Drawing Number :	SP815 - P05	1:100 @ A2

Revision:	PLANNING	Drawn by: ce	Date: Aug 2025
-----------	----------	--------------	----------------



Appendix C

— — — Flood Defence Locations

TAN15 Defended Zones

 Sea

Rivers

 Flood Zone 3

 Flood Zone 2

Sea

 Flood Zone 3

 Flood Zone 2

Surface Water and Small Watercourses

 Flood Zone 3

 Flood Zone 2

 Flood Risk from Reservoirs

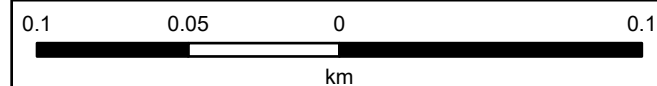
— Main Rivers



Contains OS data © Crown Copyright and database right 2020

Scale at A3: 1:2,500

Date: 08/09/2025

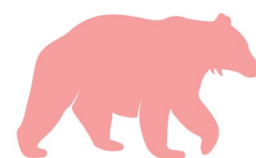


British National Grid

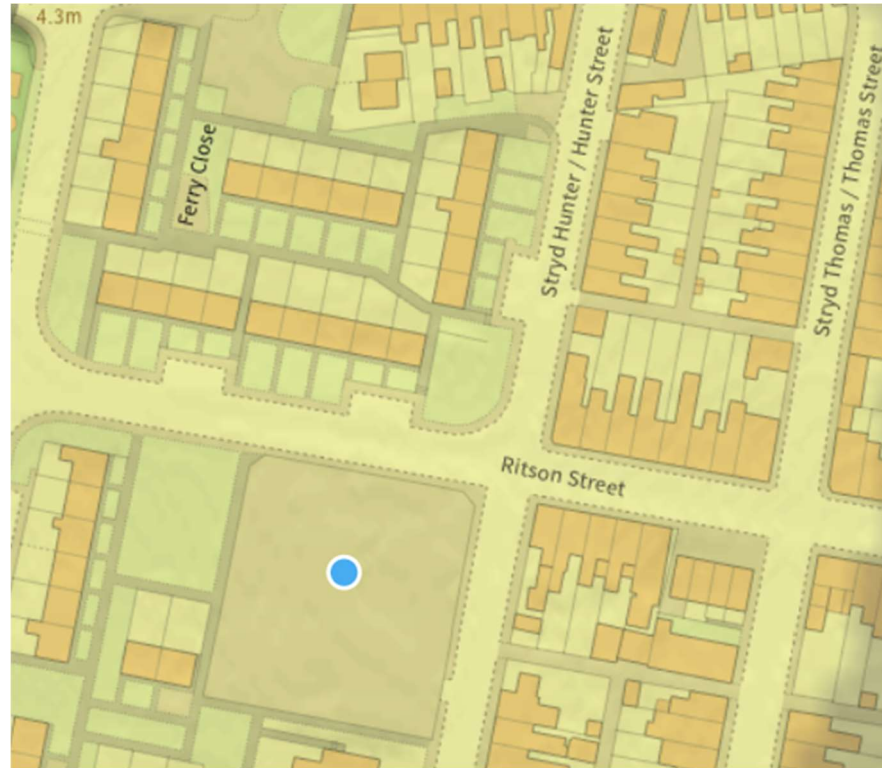
Disclaimer

<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

© NRW/CNC. Some information derived from © UK Centre for Ecology & Hydrology © UKCEH, the Environment Agency © EA and Getmapping Plc and Bluesky International Limited, Defra, © Met Office and DARD Rivers Agency, © Cranfield University, © James Hutton Institute, © Ordnance Survey, © Land & Property Services. All rights reserved.



Appendix D



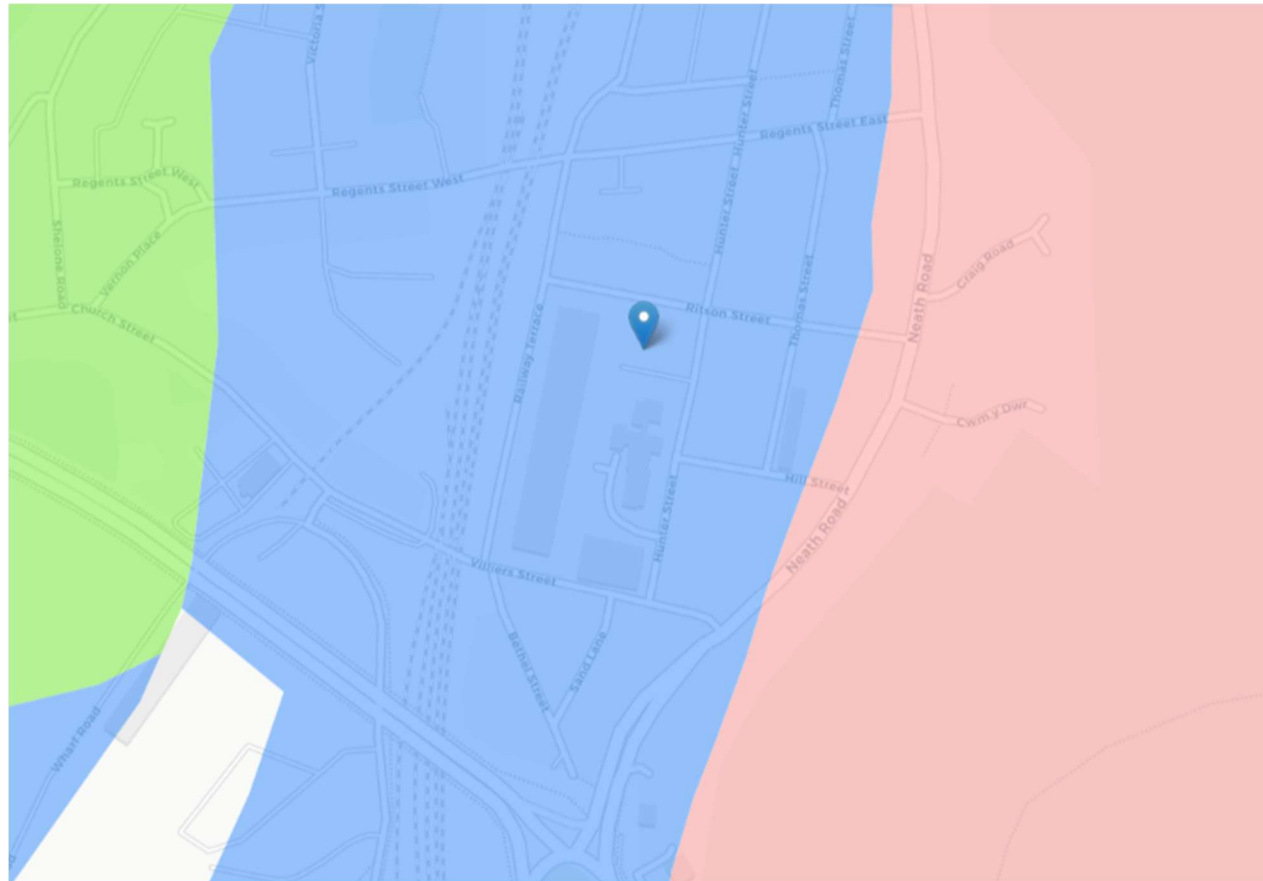
British Geology Survey - Bedrock and Superficial Deposit Map

Bedrock Geology:

Rhondda Member - Sandstone. Sedimentary bedrock formed between 315.2 and 308 million years ago during the Carboniferous period.

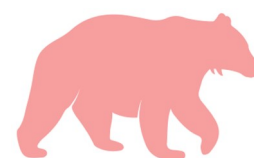
Superficial deposits:

Tidal Flat Deposits - Clay, silt and sand. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.



Soilscape 21:	Loamy and clayey soils of coastal flats with naturally high groundwater
Texture:	Loamy and clayey
Coverage:	England: 3.7%, Wales: 1.3%, England & Wales: 3.4%
Drainage:	Naturally wet
	
Fertility:	Lime-rich to moderate 
Landcover:	Arable some grassland
Habitats:	Wet brackish coastal flood meadows
Carbon:	Medium
Drains to:	Local groundwater
Water protection:	Soils are mostly drained. Shallow groundwater and marginal ditches to most fields mean that the water resource is vulnerable to pollution from nutrients, pesticides and wastes applied to the land
General cropping:	Lighter soils support a wide range of crops and are highly productive as they contain much available water and are stoneless and flat. Heavier soils are less easily worked and favour grass

Cranfield Soil and AgriFood Institute Soilscapes Mapping

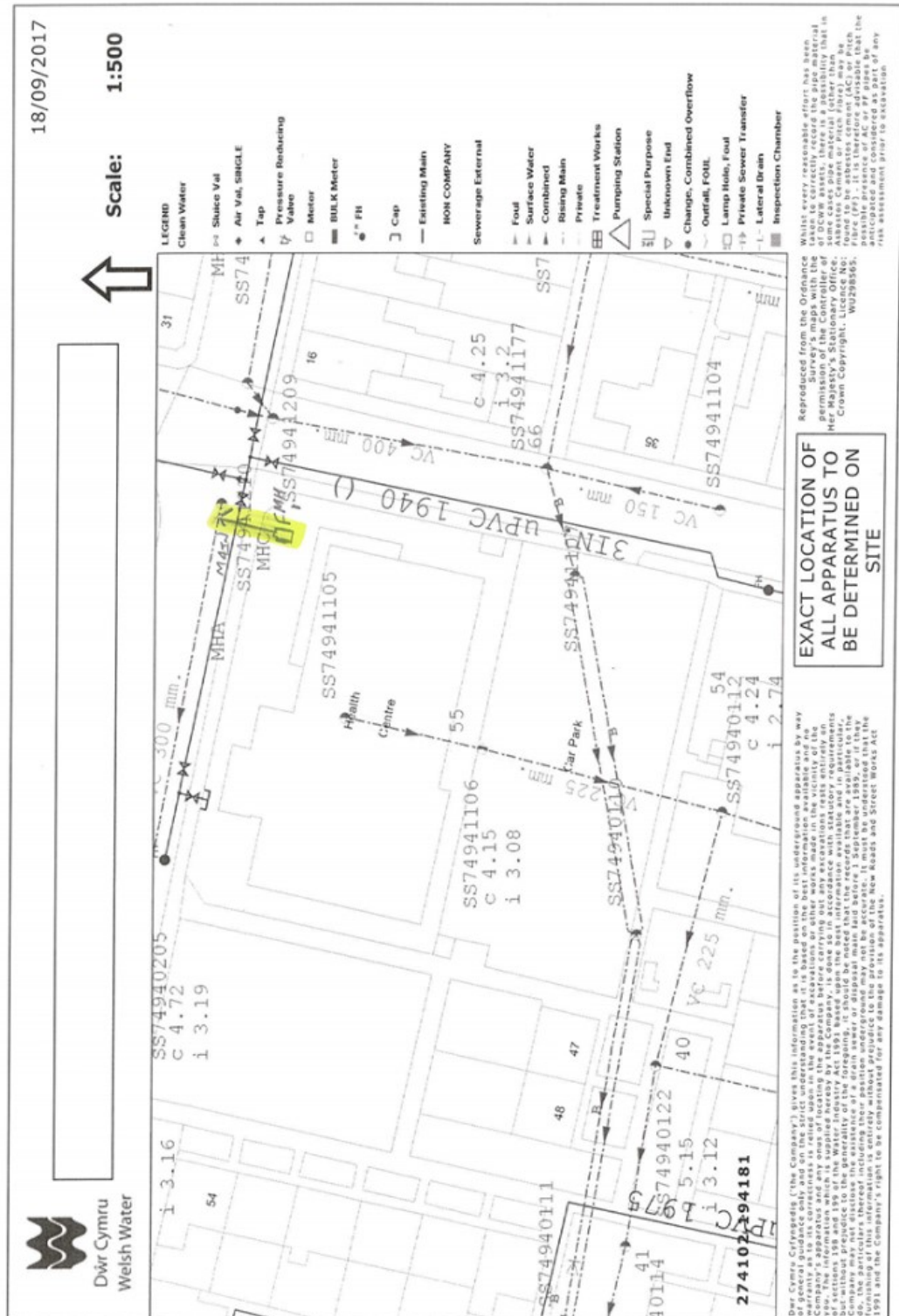


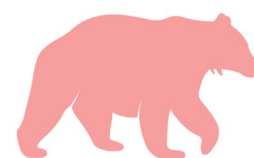
Appendix E

Project Information

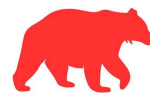
Project Name	Project Number	Project Date
SA11 2SF BRITON FERRY HEALTH CENTRE.	JB-17389	14/12/2018

Project Drawing





Appendix F



Bear Consulting
Civil and Structural Engineers

Storage Estimate

Return Period (years)	100	OK Cancel
Climate Change (%)	40	
Impermeable Area (ha)	0.147	Update
Peak Discharge (l/s)	1.160	
Infiltration Coefficient (m/hr) (leave blank if no infiltration)	0.00000	Calc
Required Storage (m ³)	Calc	
from	114	
to	168	
With infiltration (m ³)		
from	114	
to	168	

Causeway Flow – Quick Storage Calculation



Bear Consulting
Civil and Structural Engineers



Greenfield runoff rate estimation tool

www.uksuds.com | Greenfield runoff rate estimation tool (https://www.uksuds.com/)

hrwallingford

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	09/09/2025
Calculated by	
Reference	
Model version	2.1.2

Location

Site name	Care Home, Briton Ferry
Site location	Briton Ferry



Site easting (British National Grid)	274110
Site northing (British National Grid)	194183

Site details

Total site area (ha)	1	ha
----------------------	--------------------------------	----

Greenfield runoff

Method

Method

FEH statistical

SAAR (mm)

1317

mm

Map value

1344

BFIHOST

0.6

QMed-QBar conversion

1.075

1.075

QMed (l/s)

7.33

l/s

QBar (FEH statistical) (l/s)

7.88

l/s

Growth curve factors

Hydrological region

9

9

1 year growth factor

0.88

2 year growth factor

0.93

10 year growth factor

1.42

30 year growth factor

1.78

100 year growth factor

2.18

200 year growth factor

2.46

Results

Method

FEH statistical

Flow rate 1 year (l/s)

6.9

l/s

Flow rate 2 year (l/s)

7.3

l/s

Flow rate 10 years (l/s)

11.2

l/s

Flow rate 30 years (l/s)

14.0

l/s

Flow rate 100 years (l/s)

17.2

l/s

Flow rate 200 years (l/s)

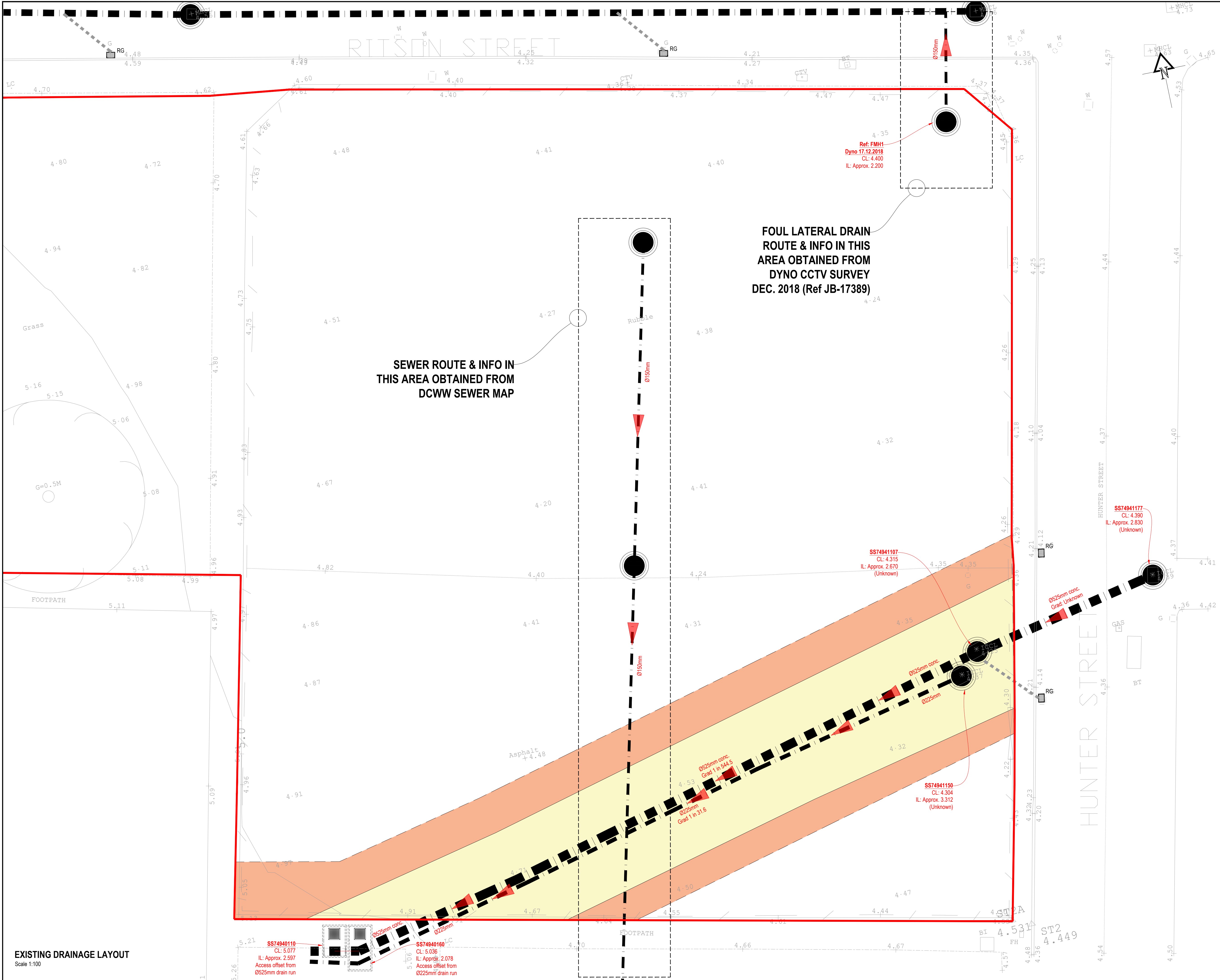
19.4

l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.1.2) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.



- Notes:**
1. This drawing is to be read in conjunction with all other geotechnical engineer, surveys, Architect, and Bear Consulting project drawings/ specifications.
 2. Topographical Survey has been provided by Vinci Surveys (date received 8th Aug 2025).
 3. Exact location of all apparatus to be determined on site.
 4. Existing drainage information has been provided using information obtained from Draintech (Ref - 20798) & Dyno (Ref - JB17389) and DCWW Public Sewer Maps

- Key:**
- Site Boundary
 - Existing DCWW Combined Sewer
 - 3.0m Easement (DCWW TBC)
 - 5.25m Easement (DCWW TBC)
 - Existing Highway Gully & Drain Connection

EXISTING DRAINAGE LAYOUT
Scale 1:100

Rev.	Date.	Details.	By.	Chk.

Bear Consulting
Civil and Structural Engineers
Cardiff | Newport | Wales | United Kingdom
www.bear-consult.com | info@bear-consult.com

Project:
**CARE HOME
BRITON FERRY**

Title:
**EXISTING DRAINAGE LAYOUT
TOPO SURVEY BASE MAP**

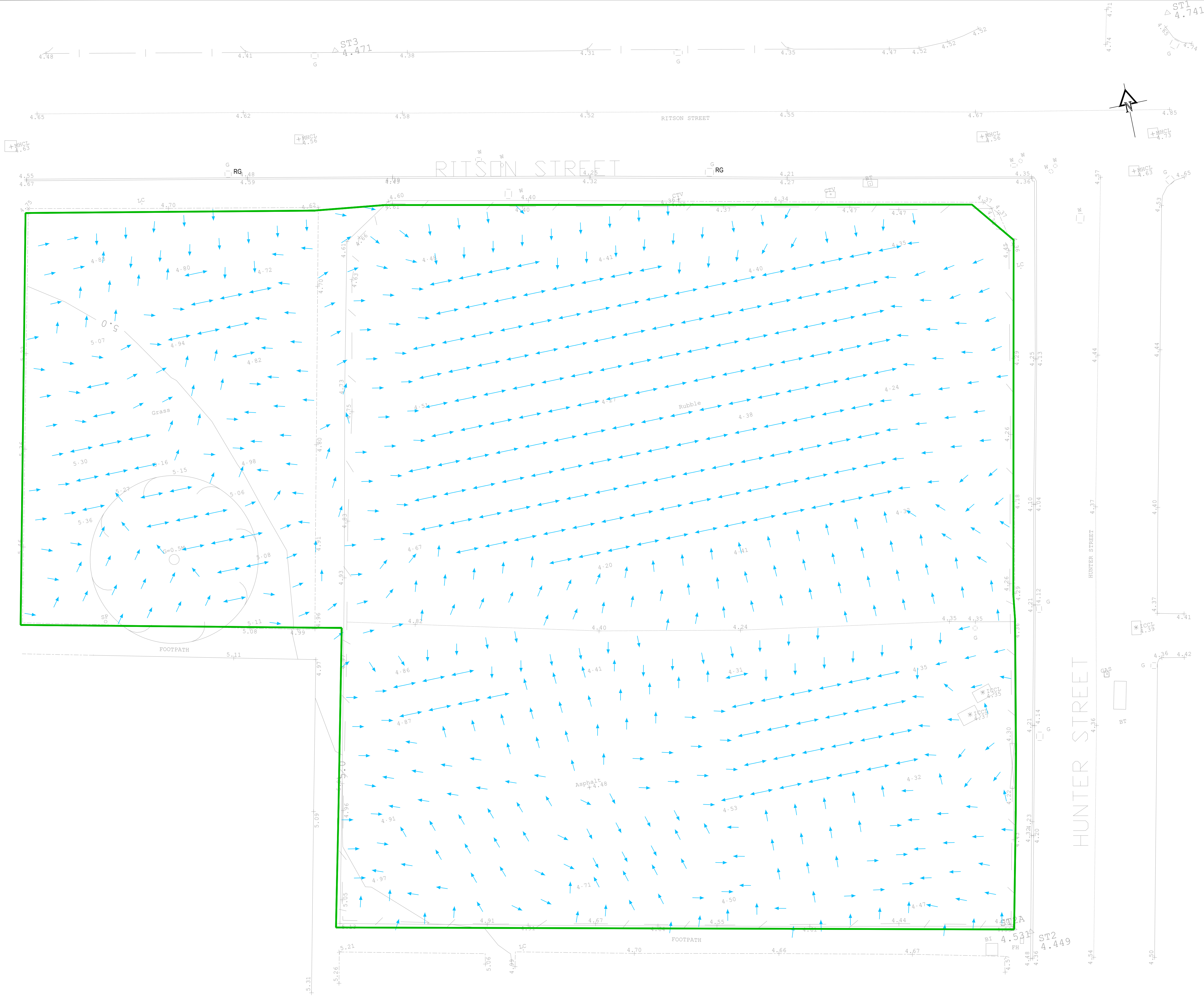
Drawing Status:
INFORMATION

Drawn:	Checked:	Scale(s) at A1:
-	PC	1:100

Date:	Job No:	Drawing No:	Revision
03.09.25	P0648	Csk01	-

EXISTING OVERLAND FLOW ANALYSIS

Scale 1:125



Notes:

1. This drawing is to be read in conjunction with all other geotechnical engineer, surveys, Architect, and Bear Consulting project drawings/ specifications.
2. Topographical Survey has been provided by Vinci Surveys (date received 8th Aug 2025).
3. Exact location of all apparatus to be determined on site.
4. Existing overland flow shown indicatively based on topographical survey.

Key:

- SAB Boundary
- Existing Overland Flow Direction

Rev.	Date	Details	By	Chk.
------	------	---------	----	------

Amendments



Bear Consulting

Civil and Structural Engineers

Cardiff | Newport | Wales | United Kingdom

www.bear-consult.com | info@bear-consult.com

Project:

**CARE HOME
BRITON FERRY**

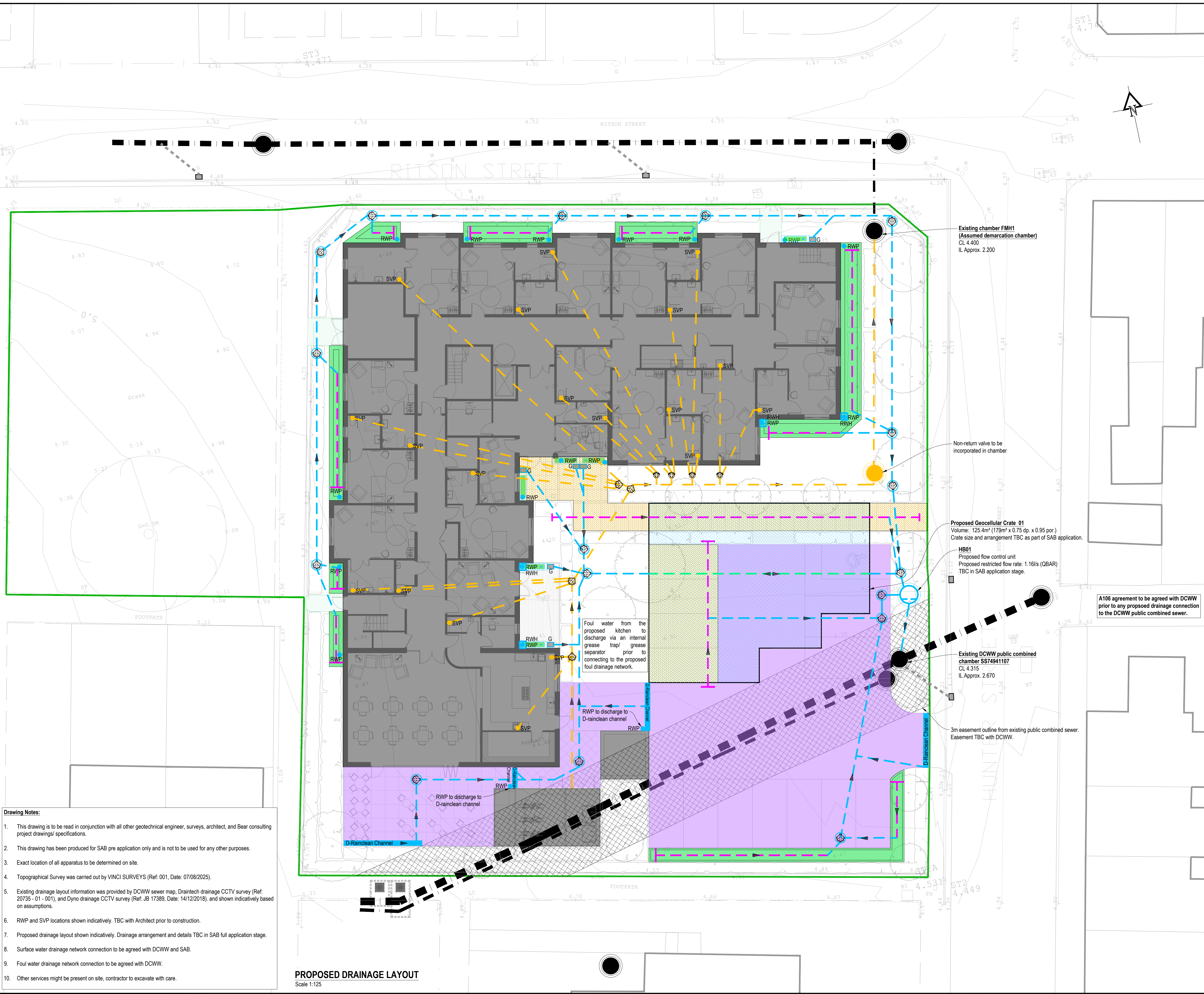
Title:

EXISTING OVERLAND FLOW ANALYSIS

Drawing Status:

INFORMATION

Drawn:	Checked:	Scale(s) at A1:
WH	PC	1:125
Date:	Job No:	Drawing No:
17/09/2025	P0648	SKc04
		Revision
		-



- Key**
- SAB Boundary
 - Existing DCWW Public Combined Chamber
 - Existing DCWW Public Combined Sewer
 - Proposed Ø450mm Type 3 PPIC Private Surface Water Chamber
 - Proposed Ø450mm Type 3 PPIC Private Foul Water Chamber
 - Proposed Ø450mm Type 4 PPIC Private Foul Water Chamber
 - Proposed Hydrobrake Unit or similar flow control
 - Proposed Surface Water Gully
 - Proposed Private Foul Drain
 - Proposed Private Surface Water Drain
 - Proposed Private Perforated Pipe
 - Proposed Private Rodding Eye
 - Proposed ACO Drainage Channel for Refuse Washdown
 - Proposed D-Rainclean Channel
 - Proposed RWP
 - Proposed Small Rainwater Harvesting Device
 - Proposed SVP
 - Proposed Permeable Paving (Tobermore Hydropave or similar)
 - Proposed Impermeable Asphalt
 - 3m DCWW Public Sewer easement (TBC with DCWW)
 - Proposed Building Footprint
 - Proposed Rain Garden
 - Proposed Private Lined Geocellular Crate Attenuation with Perforated Pipe
 - Proposed SuDS Planter (East of Eden or similar approved, Planter Area 0.65m x 1.8m)

- Drawing Notes:**
- This drawing is to be read in conjunction with all other geotechnical engineer, surveys, architect, and Bear consulting project drawings/ specifications.
 - This drawing has been produced for SAB pre application only and is not to be used for any other purposes.
 - Exact location of all apparatus to be determined on site.
 - Topographical Survey was carried out by VINCI SURVEYS (Ref: 001, Date: 07/08/2025).
 - Existing drainage layout information was provided by DCWW sewer map, Draintech drainage CCTV survey (Ref: 20735 - 01 - 001), and Dyno drainage CCTV survey (Ref: JB 17389, Date: 14/12/2018), and shown indicatively based on assumptions.
 - RWP and SVP locations shown indicatively. TBC with Architect prior to construction.
 - Proposed drainage layout shown indicatively. Drainage arrangement and details TBC in SAB full application stage.
 - Surface water drainage network connection to be agreed with DCWW and SAB.
 - Foul water drainage network connection to be agreed with DCWW.
 - Other services might be present on site, contractor to excavate with care.

PROPOSED DRAINAGE LAYOUT
Scale 1:125

Existing chamber FMH1
(Assumed demarcation chamber)
CL 4.400
IL Approx. 2.200

Non-return valve to be incorporated in chamber

Proposed Geocellular Crate 01
Volume: 125.4m³ (179m² x 0.75 dp. x 0.95 por.)
Crate size and arrangement TBC as part of SAB application.

HB01
Proposed flow control unit
Proposed restricted flow rate: 1.16l/s (QBAR)
TBC in SAB application stage.

A106 agreement to be agreed with DCWW prior to any proposed drainage connection to the DCWW public combined sewer.

Existing DCWW public combined chamber SS74941107
CL 4.315
IL Approx. 2.670

3m easement outline from existing public combined sewer. Easement TBC with DCWW.

Rev.	Date	Details	By	Chk.
Amendments				



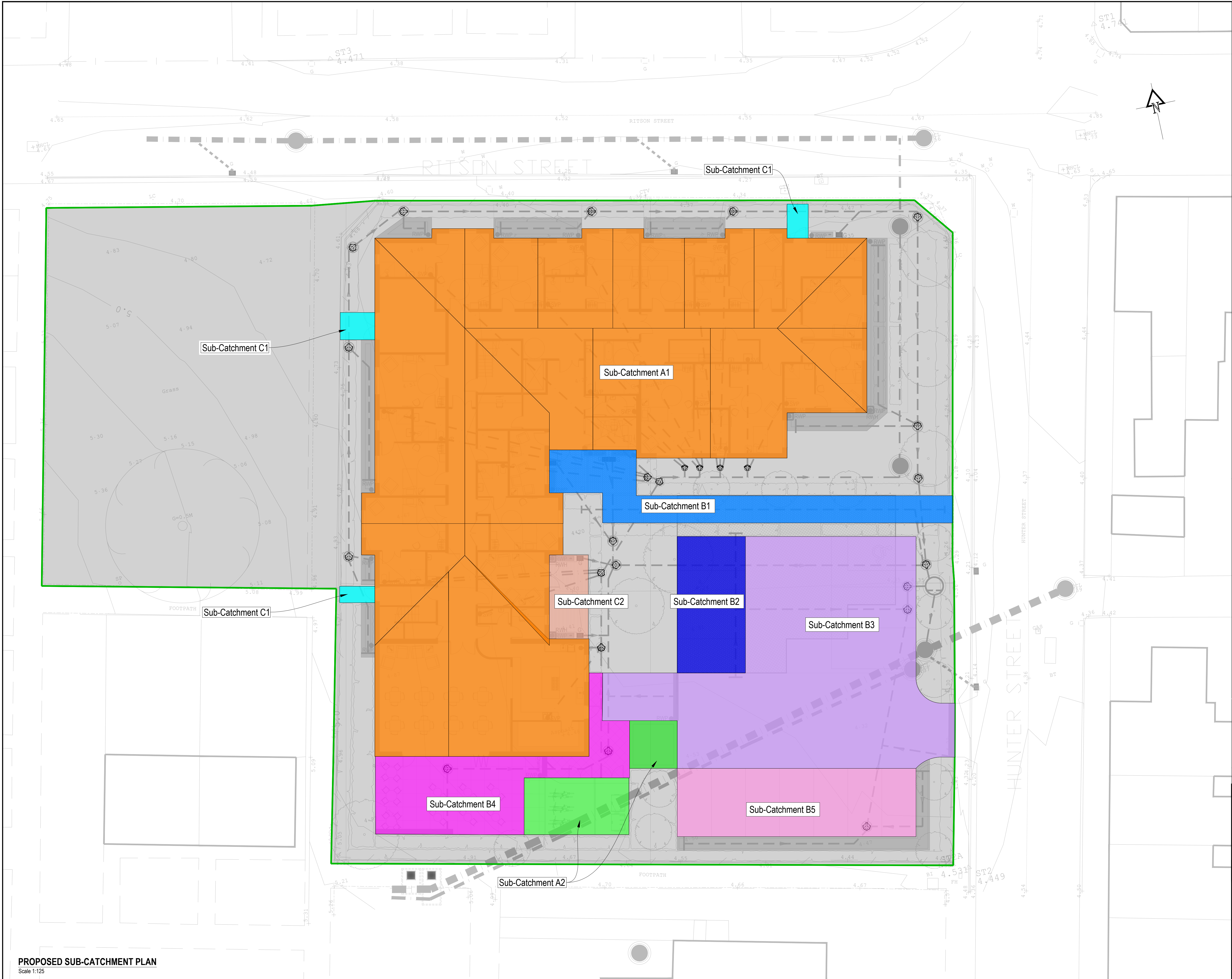
Bear Consulting
Civil and Structural Engineers
Cardiff | Newport | Wales | United Kingdom
www.bear-consult.com | info@bear-consult.com

Project:
CARE HOME, BRITON FERRY

Title:
PROPOSED DRAINAGE LAYOUT

Drawing Status:
INFORMATION

Drawn: WH	Checked: PC	Scale(s) at A1: 1:125
Date: 17/09/2025	Job No: P0648	Drawing No: SKC06
		Revision -



Key

SAB Boundary - 0.280ha

Sub-Catchment A1 - 0.088ha (Proposed Building Roof) to discharge via Bioretention Areas (SuDS planters and Rain Gardens)

Sub-Catchment A2 - 0.004ha (Proposed Small Sheltered Unit) to discharge via D-Rainclean Channel

Sub-Catchment B1 - 0.007ha (Proposed Footpath) to discharge via permeable paving

Sub-Catchment B2 - 0.005ha (Proposed Commercial Car Parking Space) to discharge via permeable paving

Sub-Catchment B3 - 0.028ha (Proposed Commercial Car Parking Space) to discharge via D-Rainclean Channel

Sub-Catchment B4 - 0.009ha (Proposed Footpath) to discharge via D-Rainclean Channel

Sub-Catchment B5 - 0.009ha (Proposed Commercial Car Parking Space) to discharge via Rain Garden

Total modelled area
=0.150ha

Sub-Catchment C1 - 0.001ha Minor area of access step not modelled

Sub-Catchment C2 - 0.001ha Minor area of decking not modelled

Sub-Catchment D1 - 0.128ha Area of soft landscaping not modelled

Drawing Notes:

1. This drawing is to be read in conjunction with all other geotechnical engineer, surveys, architect, and Bear consulting project drawings/ specifications.

2. This drawing has been produced for SAB pre application only and is not to be used for any other purposes.

3. Exact location of all apparatus to be determined on site.

4. Topographical Survey was carried out by VINCI SURVEYS (Ref: 001, Date: 07/08/2025).

Rev.	Date.	Details.	By.	Chk.
Amendments				

Bear Consulting

Civil and Structural Engineers

Cardiff | Newport | Wales | United Kingdom

www.bear-consult.com | info@bear-consult.com

Project:

CARE HOME, BRITON FERRY

Title:

PROPOSED SUB-CATCHMENT PLAN

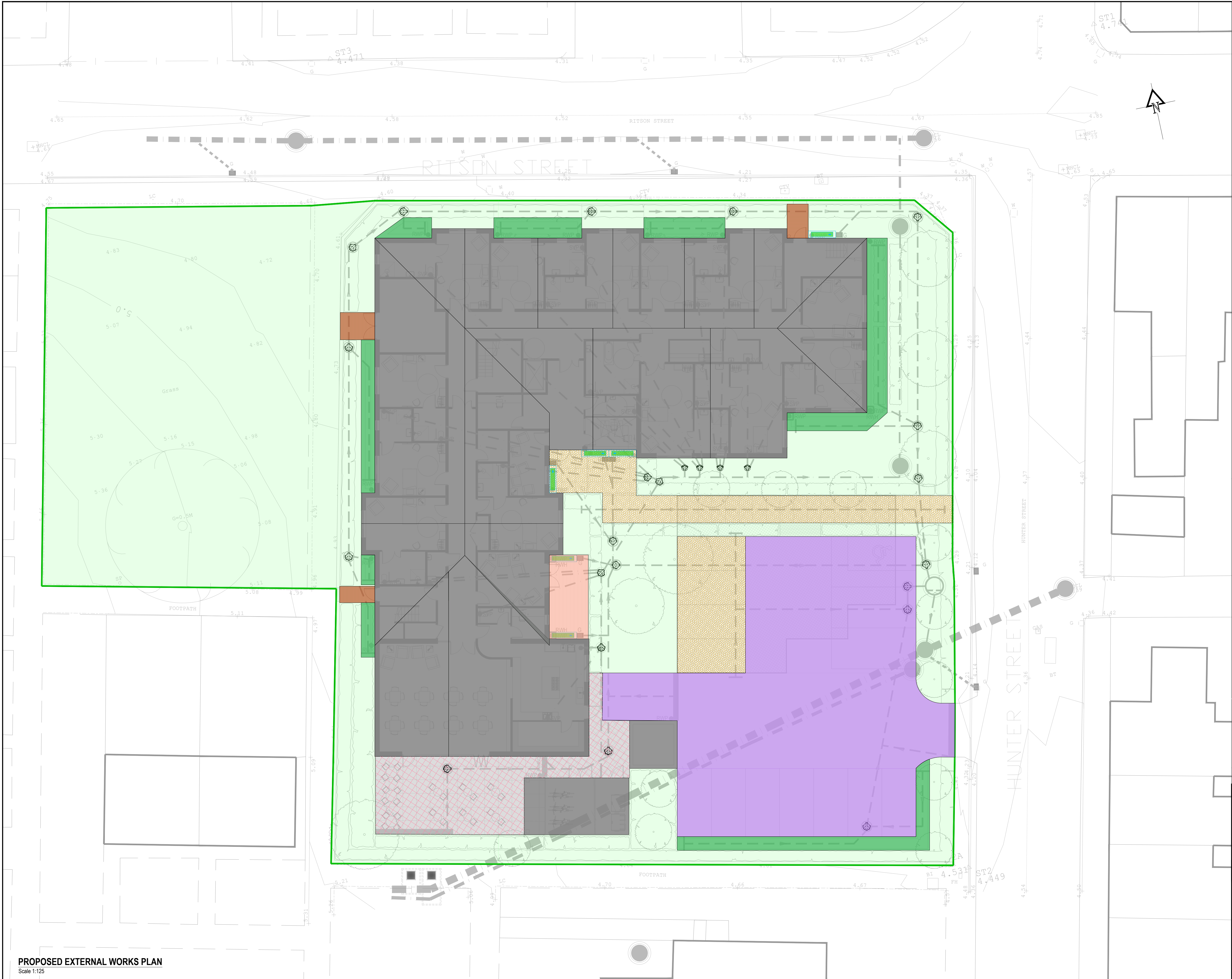
Drawing Status:

INFORMATION

Drawn:	Checked:	Scale(s) at A1:
WH	PC	1:125
Date:	Job No.	Drawing No.
17/09/2025	P0648	SKc07
		Revision
		-

PROPOSED SUB-CATCHMENT PLAN

Scale 1:125



Key

- SAB Boundary
- Proposed Building/Units Roof
- Proposed Permeable Paving (Tobermore Hydrapave or similar)
- Proposed Asphalt
- Proposed Concrete Access Steps
- Proposed Rain Garden
- Proposed SuDS Planters
- Proposed Decking
- Proposed Impermeable Paving Slab
- Proposed Soft Landscaping Area

Drawing Notes:

- This drawing is to be read in conjunction with all other geotechnical engineer, surveys, architect, and Bear consulting project drawings/ specifications.
- This drawing has been produced for SAB pre application only and is not to be used for any other purposes.
- Exact location of all apparatus to be determined on site.
- Topographical Survey was carried out by VINCI SURVEYS (Ref: 001, Date: 07/08/2025).

Rev.	Date.	Details.	By.	Chk.
------	-------	----------	-----	------

Amendments



Bear Consulting

Civil and Structural Engineers

Cardiff | Newport | Wales | United Kingdom

www.bear-consult.com | info@bear-consult.com

Project:

CARE HOME, BRITON FERRY

Title:

PROPOSED EXTERNAL WORKS PLAN

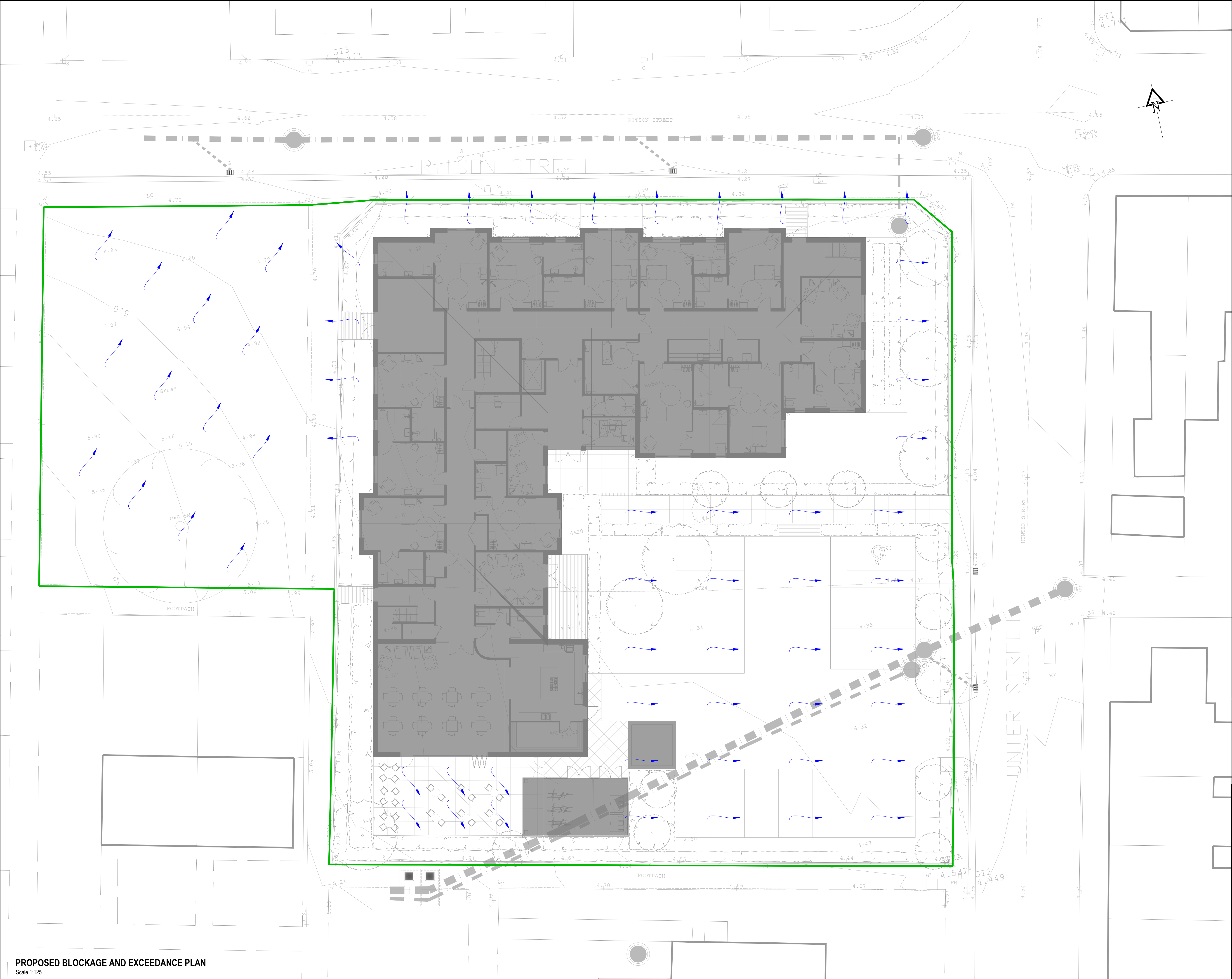
Drawing Status:

INFORMATION

Drawn:	Checked:	Scale(s) at A1:
WH	PC	1:125
Date:	Job No:	Drawing No.
17/09/2025	P0648	SK008
		Revision
		-

PROPOSED EXTERNAL WORKS PLAN

Scale 1:125



Key

- SAB Boundary
- Proposed Building/ Sheltered Units Roof
- Proposed Overland Flow Direction

- Drawing Notes:**
- This drawing is to be read in conjunction with all other geotechnical engineer, surveys, architect, and Bear consulting project drawings/ specifications.
 - This drawing has been produced for SAB pre application only and is not to be used for any other purposes.
 - Exact location of all apparatus to be determined on site.
 - Topographical Survey was carried out by VINCI SURVEYS (Ref: 001, Date: 07/08/2025).
 - Existing drainage layout information was provided by DCWW sewer map and Draintech drainage CCTV survey (Ref: 20735 - 01 - 001) and shown indicatively based on assumptions.
 - RWP and SVP locations shown indicatively. TBC with Architect prior to construction.
 - Proposed drainage layout shown indicatively. Drainage arrangement and details TBC in SAB full application stage.

Rev.	Date.	Details.	By.	Chk.

Amendments



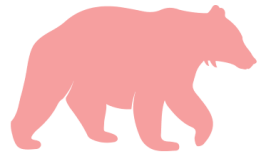
Bear Consulting
Civil and Structural Engineers
Cardiff | Newport | Wales | United Kingdom
www.bear-consult.com | info@bear-consult.com

Project:
CARE HOME, BRITON FERRY

Title:
PROPOSED BLOCKAGE AND EXCEEDANCE PLAN

Drawing Status:			
INFORMATION			
Drawn:	Checked:	Scale(s) at A1:	
WH	PC	1:125	
Date:	Job No:	Drawing No.	Revision
17/09/2025	P0648	SKc09	-

PROPOSED BLOCKAGE AND EXCEEDANCE PLAN
Scale 1:125



Appendix G



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT

FLOOD AND WATER MANAGEMENT ACT 2010
THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION PROCEDURE) (WALES)
REGULATIONS 2018
THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION) (WALES) ORDER 2018

SAB Pre Application Feedback

Name and address of the applicant

Squirrel Wood Properties
Windsor House
Cornwall Road
Harrogate
HG1 2PW

Name and address of the agent

Walter Hung
Bear Consulting
35 Slow Park Circle
Newport
NP20 4HF

DATE REGISTERED	06/10/2025
ENGINEER NAME & NO.	Nick Waters – 01639 686051
APPLICATION NO.	SP2025/0030
LOCATION	Hunter Street Briton Ferry Neath Port Talbot SA11 2SF
PROPOSAL	Demolition of existing health centre and construction of two storey detached, 40 bed nursing home

Following the assessment of your SAB pre-application submission for the proposed redevelopment, the SAB have the following observations in relation to your proposals:

Amgylchedd ac Adfywio

David W Griffiths Pennaeth Peirianeg a Chludiant
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd, SA11 2GG
Ffôn 01639 686868 Ffacs 01639 686100

Environment & Regeneration

David W Griffiths Head of Engineering & Transport
The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG
Phone 01639 686868 Fax 01639 686100

www.npt.gov.uk

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.
We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.



Standard 1 – Surface Water Runoff Destination

Priority Level 1: Collection for Use:

It is acknowledged that some rainwater will be harvested and used for non-potable functions. This needs to be clearly annotated on the drainage strategy drawing.

Priority Level 2: Discharge of surface water into ground:

The proposal references a ground investigation report where it states that the ground at the site is not suitable for infiltration due to the presence of contamination and lack of porosity. This information will need to be provided with any further submissions. If this is submitted, it is accepted that infiltration is not a viable route for surface water disposal.

Priority Level 3: Discharge to a Surface Water Body:

It is acknowledged that the proposal does not seek to dispose of surface water to a water body as there is no viable water body in proximity to the site.

Priority Level 4: Discharge to a Surface Water sewer or highway sewer:

It is acknowledged that the submitted application does not propose to discharge to a surface water highway drainage system/sewer as there isn't a highway drainage sewer close to the site.

Priority Level 5: Discharge to a Combined Sewer:

It is acknowledged that the submitted application proposes to discharge to a DCWW combined sewer system. Whilst this is the least desirable option, it will be allowed (subject to DCWW consent) if the applicant provides evidence that infiltration isn't a viable option, as part of the full application.

Given the above, the scheme complies with Standard S1 subject to further information being provided.



Standard 2 – Surface Water Runoff Hydraulic Control

Full hydraulic calculations will need to be submitted at full application stage. These will be reviewed at this point. We do not consult DCWW (Welsh Water) at pre-app stage as they have their own pre-application service. As you are connecting to their asset, it is recommended that you engage with them prior to the full application being submitted. Does the site already benefit from a connection to this combined sewer? if so will the existing connection be utilised or will a new connection be required?

Standard 3 – Water Quality

The submitted scheme uses a combination of permeable paving, rain gardens, and filter drainage channels. These provide sufficient treatment for the type of contaminants expected in the surface water from a development of this kind.

Given the above, the SuDS design submitted is compliant with Standard S3.

Standard 4 – Amenity

The raingardens/swales around the building will provide an ample amenity enhancement if suitable planting is installed and maintained within them.

Given the above, the SuDS design submitted is deemed compliant with Standard 4.

Standard 5 - Biodiversity

Full planting details including a maintenance and management plan will need to be submitted with the full application. The plants should be native biodiversity enhancing species that can grow in both wet and dry conditions.

Implementing the above will ensure that the scheme complies with Standard S5.

Standard 6 - Design of Drainage for Construction, Operation & Maintenance

The scheme generally complies with Standard S6 however there are several issues that needs to be addressed as follows:

- Full construction details will need to be submitted for all SuDS features
- A CEMP will need to be submitted which specifies how surface water will be dealt with during the construction phase.
- An inspection plan/programme of works should be submitted with any further submissions to ensure the number of required inspections can be accurately calculated. This can be conditioned if a contractor hasn't been selected yet.
- A management/maintenance plan needs to be submitted for the proposed SuDS features.

The above details should be submitted to ensure the scheme complies with Standard 6.

These observations are provided without prejudice and are based upon the information submitted. Our observations may change to reflect amendments and/or additional details.

Signed : NF ~~Antaler~~

pp Head of Engineering and Transport

Date: 13/11/2025

Notes:

Welsh Water has a key role to play in the development and planning process as the services provided are at the forefront of public health and protection of the environment. Welsh Water encourages all developers to engage with them as early as possible in order to address any issues that may arise during the planning/construction process



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Upon receipt of a pre-application enquiry, Welsh Water will provide a written response advising whether the local network(s) can support the proposal, whether off-site water mains and/or sewers will need to be provided, and whether there are any apparatus located within the land you wish to develop and the requirements for these apparatus. This service is provided for a fee of £90 and can be submitted by post or by completing the online enquiry form at <http://www.dwrcymru.com/en/Developer-Services>. Further information can be obtained from the dedicated team of planning officers at Welsh Water on 0800 917 2652.

Amgylchedd ac Adfywio

David W Griffiths Pennaeth Peirianeg a Chludiant

Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd, SA11 2GG
Ffôn 01639 686868 Ffacs 01639 686100

Environment & Regeneration

David W Griffiths Head of Engineering & Transport

The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG
Phone 01639 686868 Fax 01639 686100

www.npt.gov.uk

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.