



SuDS Proposal Statement

**74 Pine Valley
Cwmafan**

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Surface Water Runoff Proposed Drainage Management Approach

The surface runoff generated by the proposed developments of the site will be managed by discharging into existing storm drains.

The runoff generated at the front of the property (including from roofs and paved areas) will discharge into the storm drain owned by the local authority. This storm drain is identified as passing through the northern boundary of the property, continuing south into the highway.

The runoff generated at the rear of the property (including from roofs and paved areas) will discharge into the storm drain situated to the East of the site.

The volume of runoff will be reduced through the use of permeable / semi permeable paving wherever these types of surfaces are installed on the property. Additionally a water butt will be installed adjacent to the planting bed to capture some of the runoff water generated from the site to aid in garden maintenance and to reduce water demand by the property in future.

This approach to managing surface runoff from the site is necessitated due to the inability to satisfy the 'higher' priority levels of runoff discharge destination as outlined in the SAB hierarchy of preference. The reasons for this are outline below.

Priority Level 1: It is unfeasible to collect and use the entire volume of water generated on the site.

Priority Level 2: There is also insufficient space on the site to allow for the installation of ground infiltration systems (e.g. soakaway) due to the proximity of existing buildings and site boundaries.

Priority Level 3: There are no surface water bodies within or close enough to the site to discharge into.

Consequently, discharging into existing storm drains (Priority level 4) is the 'first' viable solution for this site.