

Drainage Statement

**Land Adj To, 27 Heol Tabor , Cwmafan, Port
Talbot, SA12 9PS**

**4-bed detached dwelling with parking and
associated works**

March 2025

Background

On 31st March 2025 the Welsh Government issued revised guidance within TAN 16 Development, flooding and coastal erosion.¹

Section 7.6 of the TAN requires the submission of drainage statements on development that require SAB approval where simultaneous planning and SAB applications are not made. Details of the information required in the statement are set out at section 7.7, Figure 3

7.6 Simultaneous applications are advised as the best approach but it is not always feasible. Where planning permission is sought prior to SAB approval, the applicant will be expected to provide a Drainage Statement as part of the planning application. The Drainage Statement should outline how it is proposed to integrate SuDS into the scheme, to provide the planning authority with confidence the scheme incorporates SuDS appropriately and is subsequently likely to obtain SAB approval. The statement should not generate additional cost or effort to applicants because the information it contains will be required for the subsequent SAB process.

Proposal

The proposal is for a detached dwelling

The Site

The application is a large area of open rough ground. **Figure 1.**

¹ <https://www.gov.wales/sites/default/files/publications/2025-03/technical-advice-note-15-development-flooding-and-coastal-erosion.pdf>

Figure 1



Existing drainage arrangements

Site - The existing site has an area of approximately 250m². There are no existing drainage features on the site and no drains discharging into the area.

Proposed surface water management

Overall strategy

The proposed drainage arrangements seek natural infiltration. – No infiltration tests have been undertaken at this stage.

The proposal will consist of a detached dwelling, terraced rear garden and parking areas to the side and front of the dwelling.

Rear Garden – This will be landscaped to allow for natural infiltration- approximate area 72m²

Parking – The will be hard surface with porous paving or tarmac- approximate are 75m²