



SuDS Proposal Statement

**74 Pine Valley
Cwmavon**

**240101-PEB-07-ZZ-T-C-2001
Rev B**

April 2026

Introduction

This Drainage Statement accompanies the planning application for the proposed single storey side extension, new side and rear raised decking, and retention of the front boundary wall at 74 Pine Valley, Cwmavon, Neath Port Talbot.

This Drainage Statement addresses the requirements outlined in TAN 15 in relation to surface water drainage. It explains the existing site drainage context, the proposed works and how they fit into the hierarchy of drainage options considered for SuDS (and how this is justified), changes to the area of permeable surfaces, and recommended maintenance for the intended runoff drainage solution.

This proposal constitutes a redevelopment rather than new greenfield development.

Description of Existing Site

The property location is in the village of Cwmavon, close to Port Talbot. The property is a standard semi-detached property in a street that has a variety of different property types. The house is located some distance away from a main thoroughfare, along a street which ends in a cul-de-sac.

This existing 2-bedroom semi-detached property is located on a large corner plot within Pine Valley Estate, Cwmavon. The ground floor of the property has a living room to the front of the house and kitchen-diner to the rear, whilst on the first floor there are two bedrooms, a small study and bathroom. There is a small front garden and side garden laid to lawn with a tiered garden to the rear with concrete steps to allow access to the higher areas. The upper level of the rear garden is laid to lawn and is paved or finished in concrete adjacent to the house itself. The property also includes a driveway to a detached Garage and has gated side access leading to the rear garden area.

The side (West) and rear (North & East) boundaries of the property are walled and so do not receive any surface water runoff from neighbouring properties. The only unwalled boundary is at the front of the property where the front lawned garden adjoins with that of the neighbours. However, as the neighbouring garden falls away from the front garden of 74 Pine Valley, there is no risk of any drainage feeding into the proposed site from any adjacent land or property.

The existing drainage arrangements present at the site currently make use of traditional downpipes from pitched roof of the main property straight into gullies. The runoff is currently uncontrolled and untreated before entering the storm drain network.

Currently the property exhibits an area of 174m² of permeable surfaces. This combined area is comprised of a combination of lawned areas and plant beds.

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 sourced from the proposed roof draining to the front of the property will discharge into the storm drain owned by the local authority (Subject to the agreement of the relevant authority). This storm drain is identified as passing through the northern boundary of the property, continuing south into the highway. The runoff sourced from the proposed roof draining to the rear of the property will discharge into the storm drain situated to the East of the site (Subject to the agreement of the relevant authority). All new pipework will remain in private ownership of the landowner up to the point they connect to the existing storm drain network.

By retaining some of the lawned areas on the property and through using permeable construction methods & materials, the resultant area of permeable surfaces exhibited on the property will increase to approximately 204m² (This increase is as a result of replacing the existing impermeable surfaces for the driveway and other paved areas with permeable solutions) therefore reducing the volume of runoff generated by 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.

In preparing this statement, the SuDS hierarchy has been considered in the order expected by Welsh planning policy. The approach outlined above to managing surface runoff from the new roofed areas of 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: The full volume of runoff generated by the development cannot reasonably be reused on site. While a rainwater butt is proposed to collect a limited proportion of roof water for garden use, this can only provide storage for some of the runoff and cannot be treated as a complete drainage solution.

Priority Level 2: There is also insufficient space on the site to allow for the installation of ground infiltration systems (i.e. 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.

In view of the constraints above, discharging into existing storm drains (Priority level 4) is consequently the 'first' viable and realistically feasible solution in the SuDS hierarchy for this site.

Discharge rates from the proposed SuDS system will ensure a betterment of the greenfield runoff rate and will be controlled by orifice plates. Should additional storage be required, this will be achieved through attenuation within oversized pipes, or a crate system should this be necessitated.

Subject to normal design and installation standards, the proposed works should not materially alter drainage conditions in a way that would create an unacceptable risk of surface water accumulation, local flooding or off-site impact.

As the runoff is sourced from residential roofing only the removal of gross solids & sediments is required (Table 4.3 of circa SuDS manual C753). Therefore water quality shall be addressed managed through the use of catchpits (doubling up as inspection chambers) which are sufficient to address this aspect of water quality.

Amenity & biodiversity requirements shall be met by the inclusion of bedding areas and birdboxes as part of the proposed works.

With regards to maintenance of the proposed drainage features, please refer to the table on the following page:

Component	Action	Frequency
Aco Channel	Cleaning out of any sediment or litter	Annually & as required based on inspections
	Trimming any roots that may be causing blockages	Annually & as required based on inspections
Buried Pipework	Rod out pipework to ensure effective conveyance of water	Annually & as required
Inspection Chamber	Inspection of integrity of structure	Annually & as required based storm occurrence
	Ensure asset security to mitigate against the occurrence of unauthorised access	Annually
Permeable Paving	Brushing & vacuuming	Annually
	Weeding	As required
	Remediate landscaping which has been raised to within 50mm of level of paving.	As required.
	Remedial work to any depressions, rutting or cracking considered detrimental to the structural performance or hazard to users.	As required
	Rehabilitate surface and upper substrate by remedial sweeping	Every 10 years (Or as required due to reduced infiltration performance - whichever comes first)

SAB Position

The applicant acknowledges the separate requirement to submit a SAB application. This drainage statement is intended to support the planning submission and demonstrate how surface water will be managed by incorporating an effective SuDS system.

The applicant will continue to liaise with the relevant drainage authority as required. Any additional details needed to satisfy the design standards required by the SAB to support this application will be provided at the appropriate stage.