

FOREDOWEL 4 SEAWAY PARADE

Industrial Extension

Drainage Statement

Glamorgan Planning

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1 st	05/12/2025	First Issue
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1. Introduction

Glamorgan Planning have been commissioned to prepare this Drainage Statement in support of a full Planning Application for the proposed extension to an existing commercial/industrial unit located at 4 Seaway Parade, Port Talbot, SA12 7BR. The purpose of this document is to inform the Client of their statutory obligations and to outline how foul and surface water arising from the development can be managed in a compliant and sustainable manner, without increasing flood risk or causing detriment to the downstream network or receiving catchments.

This report has been prepared with consideration of the requirements of TAN 15: Development and Flood Risk, the Flood and Water Management Act 2010, and the statutory approval process administered by the SuDS Approval Body (SAB) at Neath Port Talbot County Borough Council.

2. Existing Site

The site is an established brownfield industrial plot, surrounded by similar industrial land uses. It lies at National Grid Reference SS 742 918. The proposed extension will be constructed entirely over existing hardstanding, and as such, the current site comprises approximately 100% impermeable surfacing, including existing external hardstanding and roof coverings.

Existing drainage

We have undertaken drainage surveys within the site, there is no evidence that the site is served by any other drainage system. The rainwater pipes (RWP) that serve the Foredowel building and adjoining building are located within the neighbours boundary. Within the application site, there are no access covers or manholes that provide access for inspection, all connections are made below ground. Once planning is approved and prior to Full SAB approval, more intrusive investigations can be undertaken.

3. Geology and Hydrogeology

No intrusive ground investigation has been undertaken to date. However, reference to the Winter Rainfall Acceptance Potential (WRAP) maps produced by the UK Centre for Ecology & Hydrology indicates that the site is underlain by relatively impermeable soils, which exhibit low infiltration capacity. Consequently, infiltration-based SuDS features such as soakaways are unlikely to be viable for managing surface water runoff at this location.

Future site investigations, if undertaken, may confirm this assessment.

4. Development Proposals

The development comprises the construction of a 380 m² extension to the existing industrial unit, positioned on the current hardstanding area. As the extension replaces existing impermeable surfaces, the proposal will not result in an increase in impermeable area or in the volume/rate of surface water runoff generated by the site.

5. Flood Risk

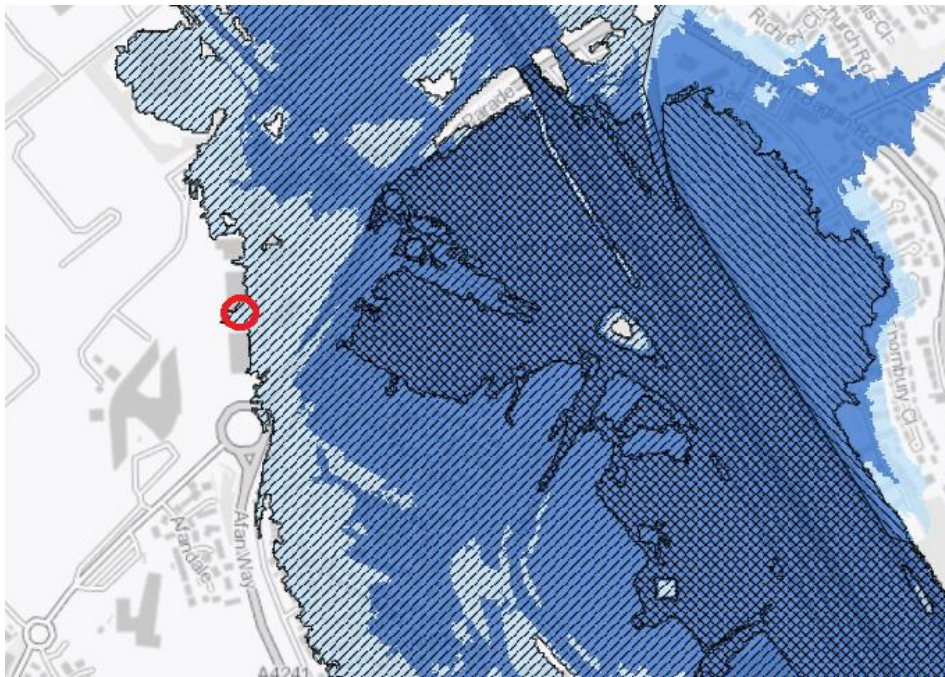
The site is located within the outer extent of Defended Flood Zone 2, as illustrated in Figure 1. According to TAN 15, industrial development and modest extensions are acceptable in Flood Zone 2, subject to demonstration that:

- The development is compatible with the flood zone characteristics;
- Flood risk to the development and elsewhere is not increased;
- Existing flood defences provide an appropriate level of protection;
- Suitable mitigation is incorporated where required.

Given the site's defended status, the minimal scale of the extension, and the lack of change in impermeable area, the proposed development will not increase flood risk on-site or elsewhere.

The site is also located outside any mapped areas of surface water flood susceptibility, indicating a low risk of pluvial flooding.

Figure 1 – Flood Maps for Planning



6. Drainage Strategy

Existing Drainage Features

The wider industrial estate is understood to be served by a separate foul and surface water drainage system. The existing drainage infrastructure on the plot has not been surveyed, and the precise location and outfall of both networks are currently unknown. Despite this, the proposed extension will not increase the volume or rate of discharge, given there is no increase in impermeable area.

A pre-commencement drainage survey is recommended to confirm connectivity and identify any required diversions.

Foul Drainage

The proposed extension does not include additional sanitary facilities, and no increase in foul water discharge is anticipated. Existing connections will be maintained, subject to confirmation through survey.

Surface Water Drainage

Neath Port Talbot County Borough Council (NPTCBC) acts as the Lead Local Flood Authority (LLFA) and SuDS Approval Body (SAB) for the area. Dŵr Cymru Welsh Water (DCWW) is the statutory water and sewerage undertaker.

As the construction area exceeds 100 m², the development requires Full SAB Approval prior to commencement, in accordance with Schedule 3 of the Flood and Water Management Act 2010.

Surface water runoff rates and volumes will not increase as a result of the development, and the replacement of hardstanding with roof area has the added benefit of marginally improving runoff quality. While opportunities for extensive SuDS features are limited due to the constrained site layout and low permeability soils, it is proposed that GreenBlue Urban SuDS Pods are installed on the new rainwater downpipes to provide:

- Localised attenuation
- Improved water quality
- Biodiversity and aesthetic enhancement
- Minor reduction in peak runoff rate and volume

These measures align with the SAB's requirements to incorporate sustainable drainage wherever reasonably practicable, the development will aim to comply with the 6 standards set out in the national standards for SuDS;

1. Surface Water Runoff Destination (Standard S1):

- Priority Hierarchy: Direct runoff to the most sustainable destinations, such as infiltration to the ground, before considering alternatives like discharge to surface water bodies or existing drainage systems.
- Site wide rainwater harvesting is not considered appropriate as the development has limited water demand and a rainwater harvesting system will not be economical.
- Currently surface water is directed into a piped system, there is no space within the site to provide full scale infiltration 5m away from any existing structure.
- There is no watercourse within 20m of the development that could receive flows from the impermeable areas introduced.
- In line with the SuDS principles, surface water will discharge to the existing drainage system within the site boundary. As the development is 100% impermeable surfacing, there is opportunity to slightly reduce the discharge rate and volume.

2. Hydraulic Control (Standard S2):

- The development contains 100% impermeable surfacing, there is opportunity to slightly reduce the discharge rate and volume. Therefore the development does not pose increase risk to downstream catchments.

3. Water Quality (Standard S3):

- The scheme will remove the more polluting external yards areas and replace these with roof areas, therefore the development will not have a detrimental effect on water quality.

4. Amenity (Standard S4) and Biodiversity (Standard S5):

- SuDS planters can be provided to improve biodiversity

5. Design for Maintenance and Structural Integrity (Standard S6):

- The scheme will be maintained by the owner.
- Full details of the site maintenance will be set out at the Full SAB application, however, this will comply with;

Routine Maintenance Schedule

Frequency	Maintenance Activity	Applicable Features
Monthly	Visual inspection for litter, sediment, oil, and debris.	All components
Quarterly	Check for clogging, waterlogging, or signs of ponding.	SuDS Planters
Annually	- Jet clean outlet pipes. - Sweep/clean external yards. - Replenish filter media in planters.	SuDS Planters
After Storm Events	- Inspect for erosion, blockages, scour or overflows. - Remove any debris.	SuDS Planters

Detailed Maintenance Schedules

SuDS Planters Maintenance – Maintenance by ForeDowel

Maintenance Schedule	Regular Maintenance	Frequency
Regular Inspections	Inspect surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels to determine if maintenance is necessary	Quarterly
	Check operation of overflows by inspection of flows after rain	Annually
	Assess plants for disease infection, poor growth, invasive species etc. and replace as necessary	Quarterly
	Inspect inlets and outlets for blockages	Quarterly
Regular Maintenance	Remove litter and surface debris and weeds	Quarterly (Or as required)
	Replace any plants to maintain planting density	As required

	Remove sediment, litter and debris build-up from around inlets or forebays	Quarterly or bi-annually
Occasional maintenance	Infill any holes or scour in filter medium, improve erosion protection of required	As required
	Repair minor accumulations of silt by raking away surface mulch, scarifying surface medium and replacing mulch	As required
Remedial Actions	Remove and replace lower filter medium and vegetation above	As required but likely to be > 20years

Replacement Planters can be obtained from;

Visit website: <https://greenblue.com/gb/>

7. Conclusions

- The site lies on the outer extents of Defended Flood Zone 2, where industrial extensions are considered acceptable under TAN 15, subject to appropriate justification.
 - The proposed development does not increase impermeable area, and therefore no increase in foul or surface water discharge is expected.
 - GreenBlue Urban SuDS Pods will be installed on the proposed rainwater downpipes to deliver water quality and biodiversity benefits.
 - A Full SAB application will be submitted and must be approved before construction commences.
 - The development will not increase flood risk either on-site or downstream.
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8. Recommendations

- A CCTV drainage survey of existing foul and surface water systems should be undertaken to confirm connectivity, condition, and any required diversions.
- A Pre-Application enquiry to NPT SAB is recommended to obtain early feedback on the drainage strategy prior to final design submission.
- Final SuDS design details should be prepared in accordance with the Statutory SuDS Standards for Wales, ensuring compliance with requirements for runoff control, water quality, amenity, biodiversity, and maintenance.

