

THE VALE OF
GLAMORGAN COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
APPROVED
SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

VALE OF GLAMORGAN
COUNCIL
AMENDED PLANS
RECEIVED Date.....



REVISIONS:
A 23/03/2013 UPDATED TO SUIT LATEST LAYOUT. J1L

LEGEND

- Proposed Foul Sewer
- Proposed Surface Water Sewer
- Existing Foul Sewer
- Existing Surface Water Sewer
- Existing Land Drain
- Proposed Water Butt
- Possible areas for Tanked Permeable Paving
- Application boundary

DRAINAGE STATEMENT

Foul Drainage

- There are existing 150mm dia foul sewers located within Trem Echni heading east and west from the site. These were constructed as part of the infrastructure works and ultimately drain to the foul pumping station serving the whole Rhose Point development.
- It is proposed to connect the proposed foul drainage from the development via new manholes constructed on the existing sewers and by utilising existing laterals all as shown on the plan.

Surface Water Drainage

- There is an existing 225/300/375mm surface water sewer located in Trem Echni heading east and west from the site and an existing 375mm surface water sewer heading east. These were constructed as part of the infrastructure works and ultimately drain to the detention basins serving the whole Rhose Point development.
- There is also an existing 525mm land drain running west to east inside the northern boundary. This is to remain in situ.
- These sewers were designed to have sufficient capacity to serve the originally proposed commercial development with an impermeable area of 11,260m². The proposed development has an impermeable area of 13,873m² which is an increase of 2,613m².
- The discharge from the site may need to be restricted to suit the original design and impermeable area. Confirmation is awaited from Dwr Cymru Welsh Water. Any attenuation required will be provided using box culverts located within adoptable roads and cellular storage located within shared private drives.
- It is proposed to connect the proposed surface water drainage from the development via new manholes constructed on the existing sewers and by utilising existing laterals all as shown on the plan.
- The following SUDS measures are to be incorporated in the private surface water drainage design:
 - Permeable Paving for private drives and courtyards, tanked with an outfall to the downstream sewers - The use of permeable paving will assist in improving the quality of the surface water runoff by filtering out organic matter, silt and hydrocarbons as the water passes through the geo-textile and stone layers.
 - Water butts - each affordable dwelling will be provided with a water butt attached to a rainwater pipe in rear gardens for houses and communal areas for flats. This will allow surface water runoff from roof areas to be stored for reuse in the garden.

All adoptable foul and surface water drainage is to be designed in accordance with Sewers for Adoption 7th Edition and the Building Regulations.

