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DRAINAGE STATEMENT REPORT

LLANELLI CENTRAL EAST PREMIER INN

LLANDAFEN ROAD

SA14 9BD

PREPARED FOR:

Premier Inn

JOB NO: P23-1134

DATE: 27th August 2024

ISSUE NO: 2

DOCUMENT HISTORY

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1. INTRODUCTION

1.1 This report has been prepared by Simpson TWS on behalf of Premier Inn Hotels Ltd to accompany a planning application for a proposed Premier Inn Annexe comprising of new bedrooms with associated hard and soft landscaping works. There is also the part conversion of the existing Premier Inn Hotel which will provide a new accessible bedroom and a new restaurant.

1.2 The report details a strategy for the disposal & management of surface & foul water runoff that will be generated by the development.

2. SITE LOCATION AND TOPOGRAPHY

2.1 The site is located off Llandafen Road, Llanelli as shown on *Figure 1*, below. The site is centred on Ordnance Survey Grid Reference: SN 52651 00293 with co-ordinates X: 252651; Y: 200293. The site's post code is SA14 9BD.

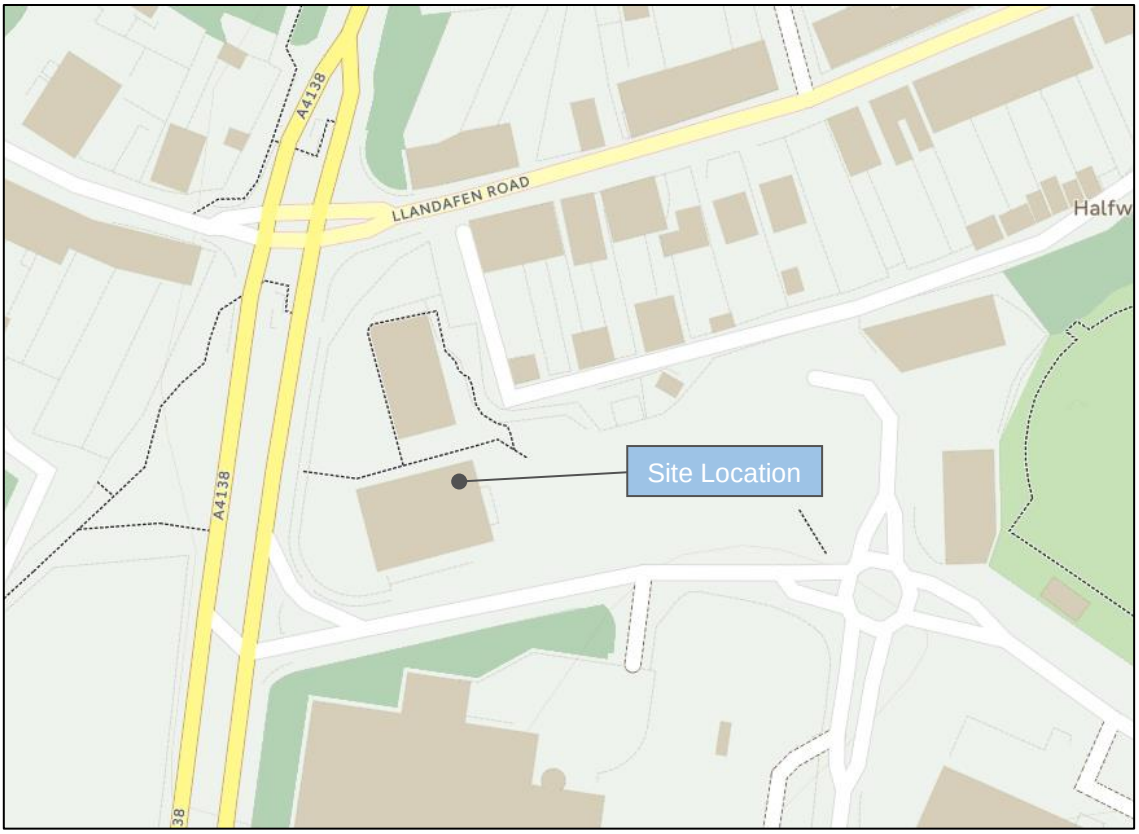


Figure 1: Site Location

Site Description

2.2 The existing site comprises of the Premier Inn hotel, Beefeater restaurant, associated car park and hard / soft landscaping areas. A copy of the topographical survey is included within *Appendix A.*

Topography

2.3 Levels on the topographical survey show the site to generally fall in a southernly direction with levels ranging from around 13.00mAOD in the north-western and north-eastern corners of the site to a level of around 10.90mAOD along the southern boundary which then banks down to the highway. A retaining wall and banking up to 2m is located to the east of the Premier Inn hotel with the adjacent road network set higher than the site.

Existing Drainage Characteristics

2.4 The topographical survey shows the site to be drained by separate networks of foul and surface water pipework.

2.5 Surface water runoff from the buildings, in the west of the site, is collected by rainwater gutters which discharge below ground via rainwater down pipes whereas the parking areas, in the east, drain into a network of strip gullies. Surface water runoff from the buildings is discharged south off site and runoff from the parking areas is discharged to the east, both via a traditional network of below ground pipework to the wider Welsh Water sewer network.

2.6 Foul water generated by the existing development is drained by a traditional network of 100mm and 150mm dia. below ground pipework which discharges to the Welsh Water foul drainage network to the east of the development. The existing Welsh Water foul sewer records are shown in *Figure 2* below.



Figure 2: Welsh Water sewer records

Flood Risk

2.7 The site is in Flood Zone 1 and is not affected by fluvial flooding. The site is also considered to be at low risk from all other sources of flooding.

Development Proposals

2.8 It is proposed to convert part of the existing Premier Inn Hotel to remove a net total of 7 bedrooms and provide a new restaurant. It is also proposed to demolish the existing Beefeater restaurant and construct a Premier Inn Annexe comprising of 35 new bedrooms in its place. A site plan showing the development proposals is included within *Appendix B*.

3. SURFACE WATER DRAINAGE PRINCIPLES

3.1 In *Section 2* it was established that the site is currently drained by separate foul & surface water traditional networks of below ground pipework.

3.2 Approval from the SuDS Approval Body (SAB) will be required before construction takes place where they will review the proposed surface water drainage strategy in accordance with their standards.

3.3 The existing situation on site doesn't make use of rainwater harvesting and as such, it is not considered appropriate to retrofit a system to the existing hotel or incorporate a new system for the proposed hotel annexe.

3.4 The bedrock geology of the site comprises of Made Ground over Mudstone, Siltstone and Sandstone with superficial deposits of Till and Devensian. Due to the predominantly clay nature of the ground, infiltration will be limited and therefore the use of soakaways has been disregarded.

3.5 Due to there being no nearby watercourse, the existing underground surface water network of the site discharges into the nearby Welsh Water surface water sewer. This strategy will remain the same as existing. No changes are necessary due to the proposed development as there is an overall decrease in impermeable area needing to be drained. It is proposed to drain the Premier Inn Annexe and associated hardstanding areas via the existing below ground perimeter drain which served the Beefeater restaurant.

3.6 Treatment for surface water run-off should be provided in order to protect the downstream drainage network, including sewers. Under the SAB standards, the aim should be to ensure that SuDS effectively manage sediment and other pollutants, ensuring discharges from the systems are of an acceptable quality and will not cause a pollution risk. As such, bioretention rain gardens have been proposed around the perimeter of the proposed hotel annexe to treat runoff before it is discharged into the below ground drainage pipes. These features are shown on the Drainage Strategy Plan included within *Appendix C.* The proposed rain gardens will also offer amenity and biodiversity benefits to satisfy further standards.

4. SURFACE WATER MANAGEMENT & DRAINAGE STRATEGY

4.1 A drainage strategy has been developed for the scheme and is shown on the drainage strategy plan included within *Appendix C*. A description of the main principles is provided below.

- The surface water drainage strategy for the Premier Inn Hotel, following its internal conversion, will remain the same as existing.

- For the proposed hotel annexe, roof water would be captured by a combination of rainwater gutters and downpipes that would discharge directly into bioretention rain gardens before discharging into the existing perimeter drain which served the Beefeater restaurant.

- The surface water drainage strategy for the existing car park will remain the same as existing.

- The drainage strategy plan in *Appendix C* illustrates that there is a decrease in impermeable area of 540m^2. Therefore, it is considered that the capacity and performance of the existing surface water drainage network will be improved as a result of the development. Consequently, it is not proposed to include additional flow control or attenuation features as part of the proposed surface water drainage network. Pre-development brownfield runoff calculations using the Modified Rational Method for the currently drained area of 0.183 Ha has been completed and a copy of the calculations is included in *Appendix D.* The calculations have been summarised below in *Table 1* for the 2, 30 and 100 year return periods; a 100 year + 40% climate change allowance return period has also been included.

Table 1: Pre-development brownfield runoff rates and volumes

Return Period	Cv	I_{peak} (mm)	I_{ave} (mm)	Area (Ha)	Peak Runoff Rate (l/s)	Runoff Volume (m^3)	Rainfall Data
2	0.95	20.445	5.216	0.183	9.9	54.4	FEH
30	0.95	33.117	8.448	0.183	16.0	88.1	FEH
100	0.95	40.127	10.236	0.183	19.4	106.8	FEH
100+40%	0.95	56.178	14.330	0.183	27.2	149.5	FEH

- *Table 2* shows the brownfield runoff calculations using the Modified Rational Method for an area of 0.129 Ha, which will be the impermeable area post-development. As 0.054 Ha of impermeable area will be removed, there will be a reduction of flow, as shown in the table, to the existing network when compared to the existing situation. Therefore, due to the reduction in flow and runoff volume, the drainage network will be under less stress, post-development, when compared to the existing situation.

Table 2: Post-development brownfield runoff rates and volumes

Return Period	Cv	I_{peak} (mm)	I_{ave} (mm)	Area (Ha)	Peak Runoff Rate (l/s)	Runoff Volume (m^3)	Rainfall Data
2	0.95	20.445	5.216	0.129	7.0	38.4	FEH
30	0.95	33.117	8.448	0.129	11.3	62.1	FEH
100	0.95	40.127	10.236	0.129	13.7	75.3	FEH
100+40%	0.95	56.178	14.330	0.129	19.1	105.4	FEH

- *Table 3* demonstrates that post-development, there is roughly a 30% reduction in runoff rates and volumes when compared to the pre-development situation. The drainage network will remain as existing but there will be a reduction in runoff rate and volume contributing to the network so the system will drain less overall.

Table 3: Comparison of brownfield runoff rates & volumes

Return Period	Pre-development		Post-development		% Decrease	
	Peak Runoff Rate (l/s)	Runoff Volume (m^3)	Peak Runoff Rate (l/s)	Runoff Volume (m^3)	Peak Runoff Rate (l/s)	Runoff Volume (m^3)
2	9.9	54.4	7.0	38.4	29.3%	29.4%
30	16.0	88.1	11.3	62.1	29.4%	29.5%
100	19.4	106.8	13.7	75.3	29.4%	29.5%
100+40%	27.2	149.5	19.1	105.4	29.8%	29.5%

Exceedance

4.2 If capacity of the surface water drainage network was exceeded on site, levels would allow surface water to be channelled off site in a southernly direction towards the retail park road as per the existing situation. This is indicated by the exceedance flow arrows shown on the drainage strategy plan included within *Appendix C*.

Implementation

4.3 During construction, the drainage system will already be in place. As such, runoff from the construction site, which can be heavily laden with silt, is likely to restrict flow within the drainage system. Therefore, the following measures will be considered to address this issue:

- Protective coverings will be used to help prevent runoff stripping material stockpiles.

- Surfaces used as access roads and storage areas during construction will be swept regularly to prevent the accumulation of dust and mud.

- Should groundwater be encountered in excavations, the water will not be discharged to the drainage systems until the amount of suspended solids has been reduced through the controlled use of skips or tanks, which will act as stilling basins.

- To prevent contamination associated with the use of oils and hydrocarbons during construction, the contractor shall ensure that the following precautionary measures are employed during construction:

    - Regular maintenance of machinery and plant.
    - Use of drip trays.
    - Regular checking of machinery and plant for oil leaks.
    - Use of correct storage facilities.
    - Regular checks for signs of wear and tear on tanks.
    - Specific procedures are followed when refuelling.
    - Emergency spill kit to be located near refuelling area.
    - Regular emptying of bunds.
    - Tanks should be located in secure areas to stop vandalism.

4.4 On occupation of the development, it is recommended that the drainage system is maintained by Premier Inn Hotels' appointed management company in accordance with the regime set out in the below table.

Below Ground Drainage System - Operation and Maintenance Requirements

Maintenance schedule	**Required action**	**Frequency**
Regular maintenance	Remove all litter and debris from external hard landscaped areas and adjacent landscaping, which may pose a risk to the performance of the system.	Monthly.
	Remove build-up of sediment / silt in catch-pits and dispose of oils / petrol residues using safe standard practices.	As required.
	Stabilise and mow adjacent landscaped areas and remove weeds.	
Remedial actions	Repair or rehabilitate inlet and outlets to ensure they are in good condition and operating as designed.	
	Remediate any landscaping, which has raised to within 50mm of the level of adjacent hard landscaping.	
Monitoring	Check of all inlets / outlets for blockages or evidence of physical damage with any necessary remedial action or clearance carried out if required.	On a monthly basis for the first 3 months of operation, thereafter every 6 months & following severe rainfall events.
	Inspect all surfaces for ponding, or silt accumulation. Record areas where water is ponding for more than 48 hours and carry out any remedial work deemed necessary.	After severe storms.

5. FOUL WATER DRAINAGE STRATEGY

5.1 This section of the report outlines an approach for the disposal and management of foul water runoff from the development.

5.2 As reported in *Section 2* of this report, foul water generated by the existing development is discharged via a private drainage network prior to discharging to the Welsh Water foul sewer east of the development via a gravity connection.

5.3 The existing development produces foul flows of 3.6 l/s which discharge into the Welsh Water sewer network. Following development proposals, there will be a reduction of foul flows of 1.86 l/s and therefore it is deemed acceptable for these flows to continue being discharged into the Welsh Water sewer as per the current situation. These calculations can be found within *Appendix E.* A pre-development sewer capacity enquiry has also been submitted to Welsh Water and the response is included within *Appendix F* which confirms that there is sufficient capacity.

5.4 In conjunction with the above, the foul water drainage strategy is to connect the proposed annexe into the existing foul drainage network which served the Beefeater restaurant. This is shown on the drainage strategy plan included within *Appendix C.*

6. CONCLUSIONS

6.1 The most appropriate method of disposal for surface water runoff from the proposed hotel annexe and associated hardstanding areas is to discharge into the existing private surface water network already in place, which connects to the existing surface water sewer south of the development. The surface water drainage network serving the car parking areas in the east of the site will remain the same as existing.

6.2 The existing surface water network provides sufficient capacity for the development as a 30% betterment in runoff rates and volumes will be present on site post-development. This drainage network will ensure no flooding occurs on site for all events up to and including a 1 in 100 year event with a 40% allowance for climate change.

6.3 The annexe will connect into the existing foul drainage network which currently serves the Beefeater restaurant. The reduced flows from the annexe will discharge off site to the Welsh Water foul sewer located east of the development via a gravity connection as per the current situation. A pre-development sewer capacity enquiry has been submitted to Welsh Water and the response confirms that there is sufficient capacity within the local sewer network to accommodate for the development proposals.

6.4 It is concluded that it will be possible to dispose of surface & foul water runoff from the development without increasing the level of flood risk to the site or neighbouring properties. Therefore, the scheme can be considered acceptable in terms of drainage strategy and flood risk.

APPENDIX A
TOPOGRAPHICAL SURVEY



PREMIERsurveys
designed to measure

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JOB TITLE
LLANELLI CENTRAL EAST PREMIER INN
LLANDAFEN ROAD
SA149BD

DRAWING TITLE
SITE SURVEY

SURVEYOR: AAA	DRAWN: AAA	CHECKED: DT	APPROVED: OH
SCALE 1/200		SHEET No: SHEET 1 OF 1	
DATE JUN 24	SHEET SIZE A0	DRAWING No: 9434_SITE_2D_R0	

DATUM & COORDINATES SYSTEM

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36 via Global Navigational Satellite System and the O.S. Active Network using OSTN15 transformation.

Vertical datum - levels are related to GPS Orthometric height, converted to MSL (Newlyn) by OSGM15 transformation parameters.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates.

A true OSGB36 coordinates can be calculated by scaling the survey by the centre point as follows:

SCALE FACTOR: 0.999868
CENTRE POINT: 252657.264;200298.583

Every effort is made to identify and survey all relevant, visible features. However, it should be borne in mind, some features may have been obscured by vegetation, debris, parked vehicles etc. As such, some items may have been omitted.

Survey Station Information

STN	Easting	Northing	Level	Type
A1	252741.135	200318.743	11.548	Nail
A2	252733.010	200284.304	11.248	Nail
A3	252686.016	200276.505	11.143	Nail
A4	252649.505	200298.364	11.308	Nail
A5	252652.003	200269.349	11.120	Nail
A6	252618.212	200293.333	11.220	Nail
A7	252633.671	200336.565	11.416	Nail
A8	252630.163	200266.530	11.220	Nail
A9	252610.334	200269.648	11.170	Nail
A10	252603.270	200309.996	11.518	
A11	252608.868	200337.557	12.207	

REVISIONS

No.	REVISION NOTE	DATE	SURVEYED	DRAWN	CHECKED	APPROVED

LEGEND

- Building Line
- Overhead Building
- Drainage Channel
- Kerb (Bottom)
- Kerb (Top)
- Drop Kerb
- Embankment
- Vegetation Line
- Concrete Line
- Slabs Line
- Tarmac Line
- Tactile Paving
- Setts Line
- Wall Line
- Fenceline-with type:
  - BWF-BARBED WIRE FENCE
  - CLF-CHAIN LINK FENCE
  - CBF-CLOSED BOARDED FENCE
  - CPF-CONCRETE PANEL FENCE
  - IRF-IRON RAILING FENCE
  - OBF-OPEN BOARDED FENCE
  - PRF-POST & RAIL FENCE
  - PWF-POST & WIRE FENCE
- Survey Station
- + 10.00 Level Position
- + THL 15.00 Threshold Level
- + EVL 95.45 Eaves Level
- + RGL 95.45 Ridge Level
- + RFL 95.45 Roof Level
- IC CL 12.34 / CTV Service Cover
- Building
- Building Canopy
- Sapling
- Bush
- Tree With Trunk Diameter(D),Spread(S) and Height(H) Measurements
- Vegetated Area
- Bank Fall
- Gate
- Registration Mark

Note: Linetypes are visible on 2D drawings only

ABBREVIATIONS

A/C	AIR CONDITIONING UNIT	IRF	IRON RAILING FENCE
BB	BELISHA BEACON	MH	MANHOLE
BBL	BELL BOLLARD	MKR	MARKER
BL	BASEMENT LIGHTS	NB	NOTICE BOARD
BOL	BOLLARD	NP	STREET NAME PLATE
BR	BIKE RAIL	OBF	OPEN BOARD FENCE
BS	BUS STOP POST	O/H	OVERHEAD
BSH	BUS STOP SHELTER	P	POST
BW	BRICK WALL	PB	POST BOX
BWF	BARBED WIRE FENCE	PM	PARKING METER
CAM	CAMERA	PR	PIPE RISER
CBF	CLOSED BOARDED FENCE	PRF	POST & RAIL FENCE
CBR	CRASH BARRIER	PWF	POST & WIRE FENCE
CE	CLEANING EYE	RFL	ROOF LEVEL
CL	COVER LEVEL	RG	ROAD GULLY
CLH	CELLAR HATCH	RGL	RIDGE LEVEL
CLF	CHAIN LINK FENCE	RS	ROAD SIGN
CONC.	CONCRETE	RSI	ROAD SIGN ILLUMINATED
CPF	CONCRETE PANEL FENCE	RW	RETAINING WALL
CR	CABLE RISER	RWP	RAIN WATER PIPE
CTV	CABLE TELEVISION	SAP	SAPLING
CW	CONCRETE WALL	SC	STOP COCK
DP	DOWN PIPE	SL	SUMP LEVEL
DPC	DAMP PROOF COURSE	SV	SLUICE VALVE
EIC	ELECTRICITY IC	SVP	SOIL VENT PIPE
EJB	ELECTRICITY JUNCTION BOX	SW	STONE WALL
EP	ELECTRICITY POLE	TCB	TELEPHONE CALL BOX
ER	EARTHING ROD	THL	THRESHOLD LEVEL
EVL	EAVES LEVEL	TIC	TELECOMMUNICATIONS IC
FFL	FINISHED FLOOR LEVEL	TP	TELEPHONE POLE
FH	FIRE HYDRANT	TS	TRAFFIC SIGNAL
FLD	FLOODLIGHT	TSCU	TS CONTROL UNIT
G	GULLY	TSIC	TRAFFIC SIGNAL IC
GRB	GRIT BOX	UTL	UNABLE TO LIFT
GV	GAS VALVE	UTS	UNABLE TO SURVEY
H	HEIGHT	VP	VENT PIPE
IBOL	ILLUMINATED BOLLARD	WL	WATER LEVEL
IC	INSPECTION COVER	WM	WATER METER
IL	INVERT LEVEL	WO	WASHOUT
LP	LAMP POST	WT	WALL TOP LEVEL

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LLANDAFEN ROAD
SA14 9BD

DRAWING TITLE
UNDERGROUND UTILITY SURVEY

SURVEYOR: CP	DRAWN: CP	CHECKED: VD	APPROVED: AF
SCALE 1/200		SHEET No: SHEET 1 OF 1	
DATE JULY 2024	SHEET SIZE A0	DRAWING No: 9434_UNDERGROUND_R0	

DATUM & COORDINATES SYSTEM

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36 via Global Navigational Satellite System and the O.S. Active Network using OSTN15 transformation.

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REVISIONS

No.	REVISION NOTE	DATE	SURVEYED	DRAWN	CHECKED	APPROVED

A range of detection methods are used to obtain the underground information produced in this drawing. Variations in the ground conditions can affect the quality of the data and therefore an absolute affirmation cannot be guaranteed.

The identification of any located service should not be treated as infallible. The originating source may not have been traced.

The location and/or identification of a service will not necessarily indicate whether it is live or dead or identify whether it is a single or multiple service where one or more services may be situated above, below or in close proximity of the indicated line. Where possible, this will be annotated as 'multiple'.

All depths of metallic features are to centre of the service, depths on drainage runs are to the pipe invert at the manhole and should be treated as an approximate indication.

Underground drainage has been proven for position using traceable sonde methods, unless otherwise stated. No allowance has been made for sub surface entry into manholes or other chambers or voids below ground level, therefore any details relating to depths, sizes etc, are taken from above ground and as such will be approximate only.

Features not traceable by electromagnetic or sonde techniques, such as polyethylene water/gas pipes have been located using Ground Probing Radar (GPR). Successful GPR detection is based on a number of factors, clear access, ground/geophysical conditions and size/type of physical target. All GPR work, unless verified (QL-A) is interpretive. Trial holes should be carried out to confirm service identification, position and particularly depths, where these are critical, in accordance with HSG47 - "Avoiding Danger from Underground Services".

Premier Surveys use skilled professional surveyors and modern, calibrated location equipment. However, the completeness of any underground utility survey should not be 100% guaranteed. We cannot be held liable for inaccuracies beyond those that could be reasonably expected of a professionally skilled company. Any information taken from these drawings, pipe sizes/positions etc cannot be 100% guaranteed.

These results are not infallible and trial holes should be carried out to confirm service identification, position and particularly depths, where these are critical, in accordance with HSG47 - "Avoiding Danger from Underground Services".

This drawing must be read in conjunction with all available statutory undertakers record information. Record information is often incomplete and should be used for reference only and combined with detailed survey works/verification.

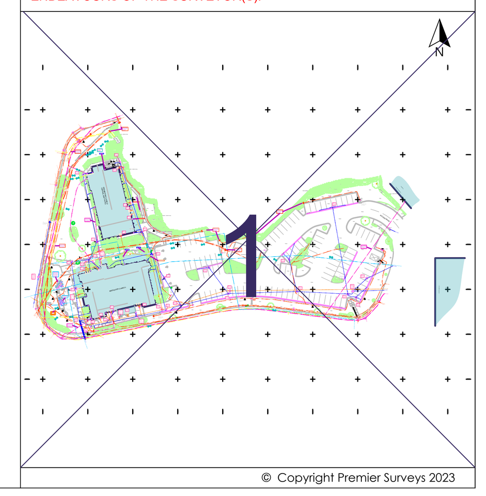
LEGEND

Line label	Description	Symbol	Description
ELEC	Power Carrying Feature	EoSc	End of Trench Scar
WATER	Water Main	EoT	End of Trace
GAS	Gas Main	EoS	End of Survey
	Sewer Foul Water	1.20d	Depth To Service (Applicable To All Types)
	Sewer Combined	TFR	Taken From Records
RISINGMAIN	Sewer Rising Main		Inaccessible Areas, Obstruction(s)
	Sewer Surface Water		Inaccessible Areas Due To Vegetation
	Sewer Surface Water 300Ø and above	UG Text	UG Text remark, text box layer indicates relevant service
	Sewer Foul Water 300Ø and above	MH FW** CL** ** IL** **	Manhole Text
	Sewer Grey Water	Shallow services	Shallow Services
TELCM	Telecom		
TEL FO	Telecom (Fibre Optic Cable)		
COMMS	Communications		
CATV	Cable Television		
CCTV	Closed Circuit Television		
DUCT EMPTY	Duct (Empty)		
?	Unidentified EML		
GPR	Unidentified GPR		
H	Heating Pipe		
TLIGHT	Road Traffic Sensor		
TLIGHT	Traffic Signals		
PIPE	Pipe (use unknown)		
	Extents of Chamber		
E	Earthing Strap		
	Survey Boundary		

UNDERGROUND ABBREVIATIONS

AC	ASBESTOS CEMENT	MDPE	MEDIUM DENSITY POLYETHYLENE
AR	ASSUMED ROUTE	MH	MANHOLE
AV	AIR VALVE	MKR	MARKER
BD	BACK DROP	NFI	NO FURTHER INFORMATION
BH	BORE HOLE	NRV	NON RETURN VALVE
BL	BASE LEVEL	NS	NO SIGNAL
BR	BRICK	NVO	NO VISIBLE OUTLET
BTIC	BRITISH TELECOM INSPECTION CHAMBER	O/H	OVERHEAD
BTMH	BRITISH TELECOM MANHOLE	PE	POLYETHYLENE
CATV	CABLE TV	PR	PIPE RISER
CCTV	CLOSED CIRCUIT TELEVISION	PRV	PRESSURE REDUCING VALVE
CI	CAST IRON	PTE	POT ENDED
CL	COVER LEVEL	PVC	POLYVINYL CHLORIDE
CM	CABLE MARKER	RE	RODDING EYE
CONC	CONCRETE	RG	ROAD GULLY
C/PIT	CATCH PIT	RS	ROAD SIGN
CU	COPPER	RWP	RAIN WATER PIPE
CR	CABLE RISER	S/A	SOAKAWAY
CW	COMBINED WATER (SEWER)	SC	STOP COCK
D	DEPTH	SE	SIDE ENTRY
DB	DIRECT BURIED	SI	SPUN IRON
DI	DUCTILE IRON	SL	SOFFIT LEVEL
ECP	ELECTRIC CABLE PIT	SP	SOIL PIPE
EHV	EXTRA HIGH VOLTAGE	ST	STEEL
EJB	ELECTRIC JOINT BOX	SV	STOP VALVE
EOS	EXTENT OF SURVEY (SERVICE CONTINUES)	SVP	SOIL VENT PIPE
EOSc	END OF TRENCH SCAR	SW	STORM WATER (SEWER)
EOT	END OF TRACE	TCB	TELEPHONE CALL BOX
EP	ELECTRICITY POLE	T/I	TRAPPED INLET
ER	EARTHING ROD	TFR	TAKEN FROM RECORDS
ES	EARTHING STRAP	T/O	TRAPPED OUTLET
FH	FIRE HYDRANT	TP	TELEPHONE POLE
FLT	FLOOD LIGHT	UG	UNDERGROUND
F/O	FIBRE OPTIC	UST	UNDERGROUND STORAGE TANK
FP	FEEDER PILLAR	UTF	UNABLE TO FIND
FW	FOUL WATER (SEWER)	UTGA	UNABLE TO GAIN ACCESS
GI	GALVANIZED IRON	UTL	UNABLE TO LIFT
GY	GULLY	UTR	UNABLE TO ROD
GM	GAS METER	UTS	UNABLE TO SURVEY
GPR	GROUND PENETRATING RADAR	UTT	UNABLE TO TRACE
GV	GAS VALVE	VC	VITRIFIED CLAY
HV	HIGH VOLTAGE	VP	VENT PIPE
IC	INSPECTION CHAMBER	WL	WATER LEVEL
IL	INVERT LEVEL	WM	WATER METER
KV	KILO VOLTS	WO	WASH OUT
LD	LAND DRAIN		
LH	LAMP HOLE		
LP	LAMP POST		
LPG	LIQUID PETROLEUM GAS		
LV	LOW VOLTAGE		

WHILST PREMIER SURVEYS APPROACH ALL PROJECTS WITH THE INTENTION OF PROVIDING FULL UNDERGROUND UTILITY MAPPING INFORMATION. 100% SUCCESSFUL DETECTION IS NOT/CANNOT BE GUARANTEED. ITEMS MAY BE OMITTED DESPITE THE BEST ENDEAVOURS OF THE SURVEYOR(S).



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APPENDIX B
PROPOSED SITE PLAN

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External Kitchen Compound.

RESTAURANT

PROPOSED ACCESSIBLE BEDROOM

PREMIER INN HOTEL
(43 BEDROOMS)

HOTEL ENTRANCE

PREMIER INN ANNEXE
35 ROOMS

ANNEXE ENTRANCE

SITE ENTRANCE

External Plant enclosure.

Bin Store.

Existing Transmission Line Tower.

Notes:

Proposed & Existing	
Parking Total:	**110**
Extension GEA Total:	**1240 sq m**
Extension GIA Total:	**1126 sq m**
Existing Rooms:	**43**
Proposed Rooms:	**35**
Total Rooms:	**78**

Legend:

- Title Boundary
- Existing Premier Inn
- Existing Restaurant & BOH
- Proposed Work / Annexe
- Existing tree to be retained

01 Proposed Site Plan
Scale: 1:500

0 25 50 M

N

Rev	Date	Description	By	Chk
A	29/07/24	Planning Update	AW	AB

AXIOM ARCHITECTS
1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU
Tel. 01273 479434 www.axiomarchitects.co.uk

Client
WHITBREAD GROUP PLC

Project
LLANELLI CENTRAL EAST PREMIER INN
LLANDAFEN ROAD, SA14 9BD

Drawing
Proposed Site Plan

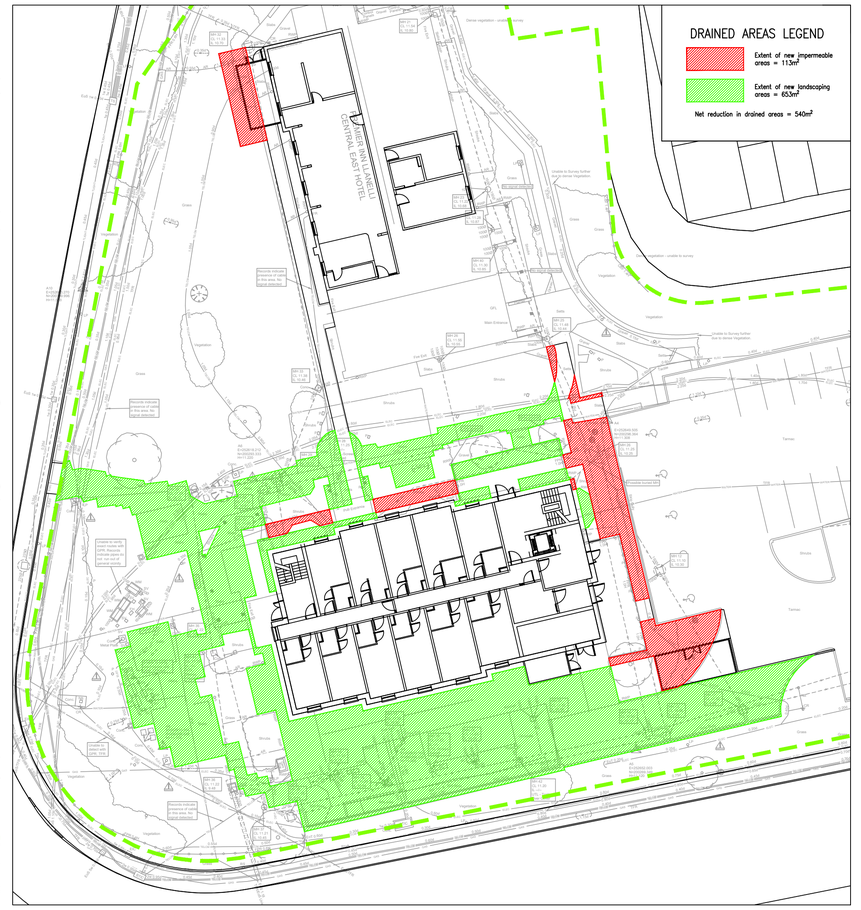
Scale	Date	Drawn	Checked
1:500 @ A3	04/07/24	AGO	AB

Drawing No. **Revision**
6127-P- 010 A

Status
PLANNING

APPENDIX C
DRAINAGE STRATEGY PLAN

DO NOT SCALE



NEW SVP'S TO BE INSTALLED TO SUIT NEW INTERNAL LAYOUT. ALL NEW SVP'S TO CONNECT INTO THE EXISTING PERIMETER FOUL DRAIN PRIOR TO DISCHARGING TO THE PUBLIC SEWER EAST OF THE SITE AS PER THE EXISTING SITUATION.

BUILDING FOOTPRINT OF PREMIER INN HOTEL TO REMAIN THE SAME AS EXISTING. DEVELOPMENT PROPOSAL FOR EXISTING PREMIER INN HOTEL ONLY COMPRISES OF INTERNAL CONVERSION.

SURFACE WATER DRAINAGE NETWORK FOR THE PREMIER INN HOTEL TO REMAIN THE SAME AS EXISTING. DEVELOPMENT PROPOSAL ONLY COMPRISES OF AN INTERNAL CONVERSION WHICH WILL REMOVE 7 BEDROOMS TO PROVOCE A NEW RESTAURANT.

EXISTING FOUL & SURFACE WATER PERIMETER DRAINS / MANHOLES WHICH SERVED THE BEEFEATER RESTAURANT TO REMAIN AS EXISTING AND BE REUSED FOR THE PROPOSED ANNEXE.

EXISTING BEEFEATER RESTAURANT TO BE DEMOLISHED.

ALL RWP CONNECTIONS FROM EXISTING BEEFEATER RESTAURANT TO BE REMOVED AS SHOWN.

ROOF AREAS OF ANNEXE TO DRAIN INTO PERIMETER BIORETENTION RAIN GARDENS TO ENSURE APPROPRIATE TREATMENT OF RUNOFF IS PROVIDED. CONNECTIONS TO EXISTING DRAINAGE NETWORK VIA SILT TRAP CHAMBERS.

EXISTING SURFACE WATER MANHOLE TO COLLECT THE ROOF & SURFACE RUNOFF FROM THE PROPOSED ANNEXE AND DISCHARGE TO THE PUBLIC SEWER IN THE SOUTH AS PER THE CURRENT SITUATION.

EXISTING FOUL & SURFACE WATER DRAINAGE WHICH SERVED THE BEEFEATER RESTAURANT TO BE REMOVED AS SHOWN.

EXISTING FOUL WATER MANHOLE TO COLLECT THE REDUCED FLOWS FROM THE PROPOSED ANNEXE AND DISCHARGE TO THE PUBLIC SEWER IN THE EAST AS PER THE CURRENT SITUATION.

ACCESS ROAD

DRAINAGE STRATEGY LEGEND

- SURFACE WATER DRAIN TO BE REMOVED
- FOUL WATER DRAIN TO BE REMOVED
- EXCEEDANCE FLOW ROUTE ARROWS
- DENOTES EXTENT OF 5m EASEMENT FOR EXISTING FOUL WATER PUBLIC RISING MAIN
- BIORETENTION RAIN GARDEN
- PROPOSED SURFACE WATER DRAIN
- SURFACE WATER SILT TRAP CHAMBER
- SITE BOUNDARY

P2	450mm PUBLIC RISING MAIN EASEMENT UPDATED TO 5m.	LLB	27.08.24
P1	ISSUED TO ACCOMPANY PLANNING APPLICATION.	LLB	02.08.24
MK	REVISION	BY	DATE

DRAWING STATUS

PRELIMINARY

DRAWING TITLE

DRAINAGE STRATEGY PLAN

PROJECT

LLANELLI CENTRAL EAST PREMIER INN, LLANDAFEN ROAD, SA14 9BD

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Drawn	Ch'kd	Scales	Date
LLB	PB	1:250 @ A1	JULY 2024

Purpose of Issue

PLANNING

Drawing Number	Revision
P23-1134-SK01	P2

A1

APPENDIX D
MODIFIED RATIONAL METHOD RUNOFF CALCULATIONS

Modified Rational Method Runoff Calculations (Pre-development Area)

Peak Runoff Rate = 2.78 x Volume Runoff Coefficient (Cv) x Area x Peak Rainfall Intensity (I_{peak})

Runoff Volume = 2.78 x Volume Runoff Coefficient (Cv) x Area x Average Rainfall Intensity (I_{ave}) x Storm Duration

Return Period	Cv	I_{peak} (mm)	I_{ave} (mm)	Area (Ha)	Peak Runoff Rate (l/s)	Runoff Volume (m^3)	Rainfall Data
2	0.95	20.445	5.216	0.183	9.9	54.4	FEH
30	0.95	33.117	8.448	0.183	16.0	88.1	FEH
100	0.95	40.127	10.236	0.183	19.4	106.8	FEH
100 + 40%	0.95	56.178	14.330	0.183	27.2	149.5	FEH

Modified Rational Method Runoff Calculations (Post-development Area)

Return Period	Cv	I_{peak} (mm)	I_{ave} (mm)	Area (Ha)	Peak Runoff Rate (l/s)	Runoff Volume (m^3)	Rainfall Data
2	0.95	20.445	5.216	0.129	7.0	38.4	FEH
30	0.95	33.117	8.448	0.129	11.3	62.1	FEH
100	0.95	40.127	10.236	0.129	13.7	75.3	FEH
100 + 40%	0.95	56.178	14.330	0.129	19.1	105.4	FEH

*Reduction in drained area = 0.054 Ha

APPENDIX E
FOUL WATER FLOW CALCULATIONS

Contract:	Sheet No:
Llanelli central East Premier Inn	Job No: P23-1134
Subject:	Date: 18/07/24
Existing and proposed foul water flows	Engineer: CO / Checked:

Existing Hotel :

50 bedrooms based on 300 l/day/room at 80% occupancy

DWF = 300 x (50 x 0.8) = 12000 l/day

Existing restaurant (to be demolished):

234 covers based on 150 l/day/cover

DWF = 150 x 234 = 35100 l/day = 0.41 l/s

Total existing flows :

DWF = 12000 + 35100 = 47000 l/day = 0.545 l/s

PDWF = 6 x 0.545 x 1.1 = 3.60 l/s

Proposed additional bedrooms :

35 rooms, 7 demolished ∴ net increase of 28 rooms

↳ 28 rooms based on 300 l/day/room at 80% occupancy

DWF = 300 x (28 x 0.8) = 6720 l/day

Proposed restaurant :

51 covers based on 150 l/day/cover

DWF = 150 x 51 = 7650 l/day

Total proposed flows :

DWF = 7650 + 6720 = 14370 l/day = 0.166 l/s

PDWF = 6 x 0.166 x 1.1 = 1.096 l/s

PDWF (of flow to be removed) = 6 x 0.41 x 1.1 = 2.71 l/s

∴ 1.096 - 2.71 = 1.61 l/s

↳ Reduction of foul flow of 1.86 l/s post development

APPENDIX F
WELSH WATER SEWER CAPACITY RESPONSE

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Mr Charlie O'Donnell
Simpson TWS
4th floor, Devonshire House 60
Goswell Road 4th floor, Devonshire House
London
EC1M 7AD

Date: 13/08/2024
Our Ref: PPA0008882

Dear Mr O'Donnell

Grid Ref: 252668 200297
Site Address: **Llanelli Central East Premier Inn**
Development: Premier Inn Extension

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

SEWERAGE

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Firstly, we note that the proposal relates to the development of a Premier Inn Extension and comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a combined sewerage system, which drains to Llanelli Waste water Treatment Works (WwTW).

The proposed development site is crossed by a 450mm public rising main with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 5 metres either side of the centreline of the public sewer.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011.

The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Carmarthenshire County Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

FOUL WATER DRAINAGE – SEWERAGE NETWORK

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public combined sewerage system. We advise that the flows should be connected to the public sewer located in Llandafen Road.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

SEWERAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

We anticipate this development will require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage.

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 160mm hppe diameter watermain in 252656, 200299 location. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*