

Burger King, Cyfartha Retail Park
Surface Water Drainage Statement

for

British Land

Ref: 30402-BGL-XX-XX-RP-D-00001

Version 02

20th March 2026

DOCUMENT CONTROL SHEET

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Client: British Land

Project: Burger King, Cyfartha Retail Park

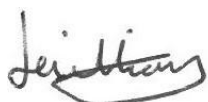
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Version Number:	02	Name	Signature
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Document Revision Record

Version Number	Date	Revision Details
01	11/03/2026	First issue
02	20/03/2026	Updated to suit revised drainage layout

Burrows Graham Limited has prepared this report in accordance with the instructions of the above-named Client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

1.0 Introduction

A planning application is to be submitted for the development of a Burger King Drive Thru (class A3) at Cyfartha Retail Park, alongside external works, associated infrastructure, parking and servicing, and landscaping. The existing brownfield site is currently being utilised as a car park and occupies 0.24 Ha. This report covers the details of the surface water drainage proposals as required in support of the planning application.

2.0 Surface Water Drainage Statement

2.1 Details of site location and existing drainage arrangements.

Site name	Cyfartha Retail Park CF48 1HY
Proposed works	Re-purposing of existing car park to a Class A3 unit.
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	The existing car park drains via gravity to the wider drainage network within the retail park via a network of gullies and pipes. It is assumed that the surface water from the wider retail park eventually discharges to the River Taff, approximately 130m to the east.
Construction area of proposed development. Include: any new roof area; any new roadways, driveways, patios, and tracks and similar whether they are permeable or impermeable. You need not include re-surfacing works where the full construction depth is not replaced.	New building (roof) area = 300m ² Existing car park hardstanding to be re-profiled and resurfaced = 1,750m ² approx.

2.2 Details of how surface water is to be managed and discharged (compliance with the Welsh Government's Statutory Standards for Sustainable Drainage Systems will be required for applications with a construction area greater than 100 m²).

The SuDS Standards and Building Regulations require surface water to be discharged at the highest priority level available for that site. Please complete the tables below to show how surface water will be discharge from the site and why water has not been discharged at higher priority levels. Where required and helpful, please reference other plans and documents within the planning application.

Priority Level 1 – Surface water runoff is collected for use	
Will surface water be collected for use?	No
If yes, what form will that rainwater harvesting take?	
If no, why not?	The re-use demand is expected to be very low given the operations on site, therefore, due to the cost and maintenance of such features it is not deemed viable.

Priority Level 2 – Surface water runoff is infiltrated to ground	
Will surface water be infiltrated to ground?	No
If yes, what infiltration features are proposed?	
If yes, please provide evidence that use of infiltration is viable. BRE365 compliant testing and a demonstration of ground model understanding will be required as evidence.	

If no, why not?	Based on the site investigation carried out by Ground Investigation Specialists Limited, the site is underlain by a thick layer of made ground associated with the spoil from the Cyfarthfa ironworks (including varying amounts of slag, cinder, coal, ash, pottery, clinker and brick), mixed with suspected spoil from nearby coal and ironstone mining operations (namely argillaceous siltstone, shale and mudstone). As colliery waste is regarded as hazardous waste use of infiltration on the development has been discounted.
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Priority Level 3 – Surface water runoff is discharged to a surface water body i.e. watercourse	
Will surface water be discharged to a surface water body?	Yes, indirectly via existing private network.
If yes, please provide details of your proposed discharge location. If the surface water body does not appear on OS maps please include details of the surface water body from the point of discharge to the first point it appears on OS mapping.	
If yes, and a connection across third party land is proposed, please provide evidence that permission for the proposed works has been obtained from the landowner.	
If no, why not?	The surface water will mimic the existing scenario and discharge to the surrounding retail parks private drainage infrastructure, see appendix B. It is assumed that this drainage eventually discharges to the River Taff. Investigations will be undertaken to determine the eventual outfall from the retail park in due course.

Priority Level 4 – Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system	
Will surface water be discharged to a surface water sewer, highway drain or another drainage system?	N/A
If yes, please provide details of the system into which you intend to discharge. Reference other plans in the planning application if necessary.	
If yes, please provide evidence of permission to discharge into that system from the owner of that system.	
If yes, and a new surface water sewer across third party land is proposed (for example, to reach a surface water body), please provide	

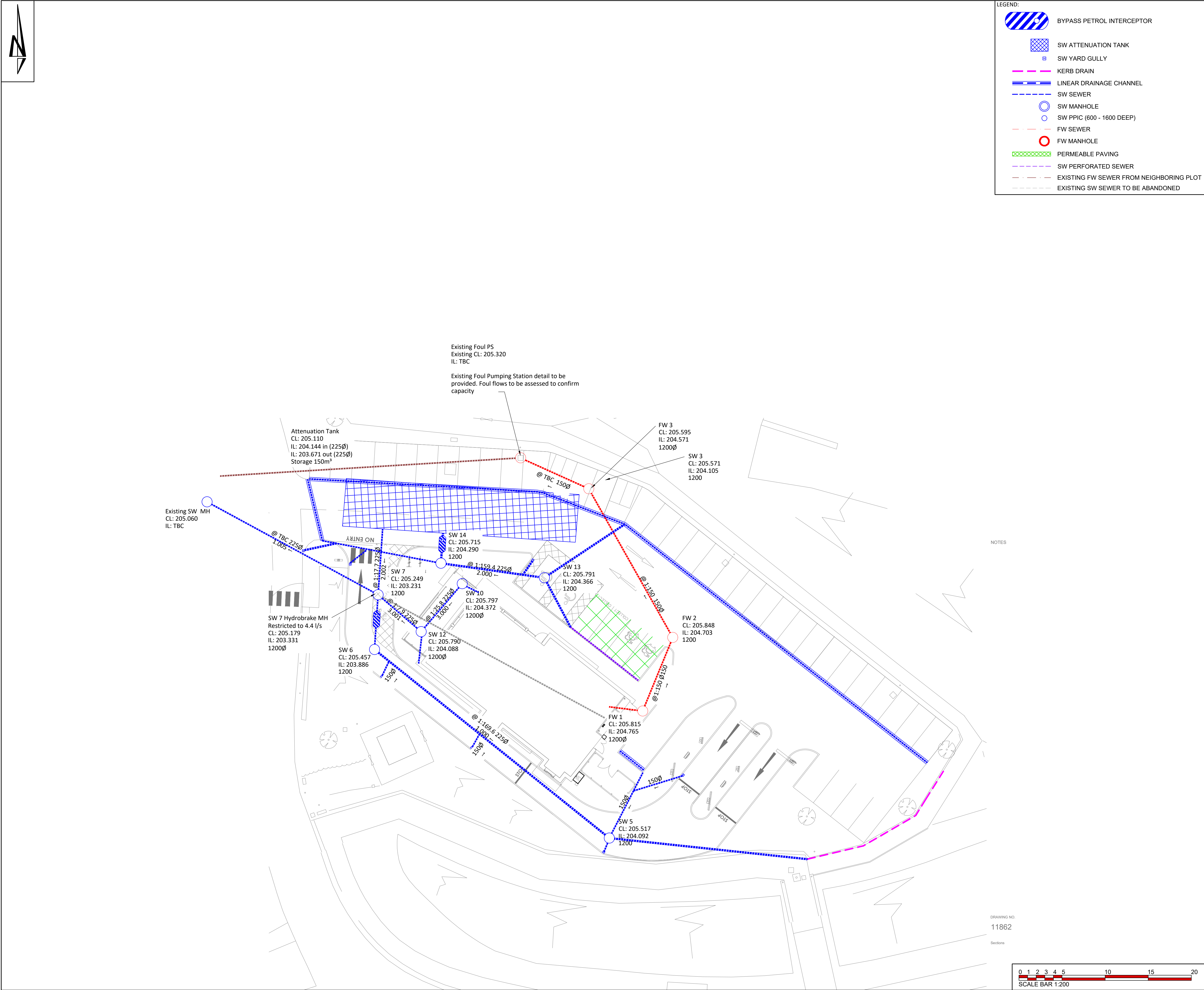
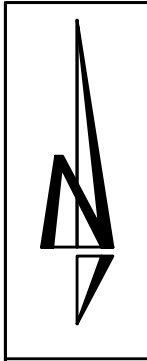
evidence that permission for the proposed sewer has been obtained.	
If no, why not?	

Priority Level 5 – Surface water runoff is discharged to a combined sewer	
Will surface water be discharged to a combined sewer? <i>Please note, the SuDS Standards do not allow surface water to be discharged to a <u>foul</u> sewer.</i>	N/A
If yes, please provide details of your proposed discharge location.	
If yes, please provide evidence that the sewage undertaker is willing to accept a connection.	

2.3 Information for the proposed SuDS elements of the surface water drainage system and an indication of the intended future maintenance regime.

Please provide a description of the SuDS features proposed, bearing in mind the requirement to provide hydraulic control, treatment, biodiversity and amenity. This might be aided by including a proposed surface water drainage layout plan in the planning application.	It is proposed to install permeable paving to part of the car parking. As noted above infiltration is not considered feasible and therefore the permeable paving will act as attenuation whilst offering pollution treatment. Below ground attenuation tanks will be installed along with flow controls to limit of the offsite discharge to green field run-off rates. Separators will be installed to capture and prevent pollution run-off as required.
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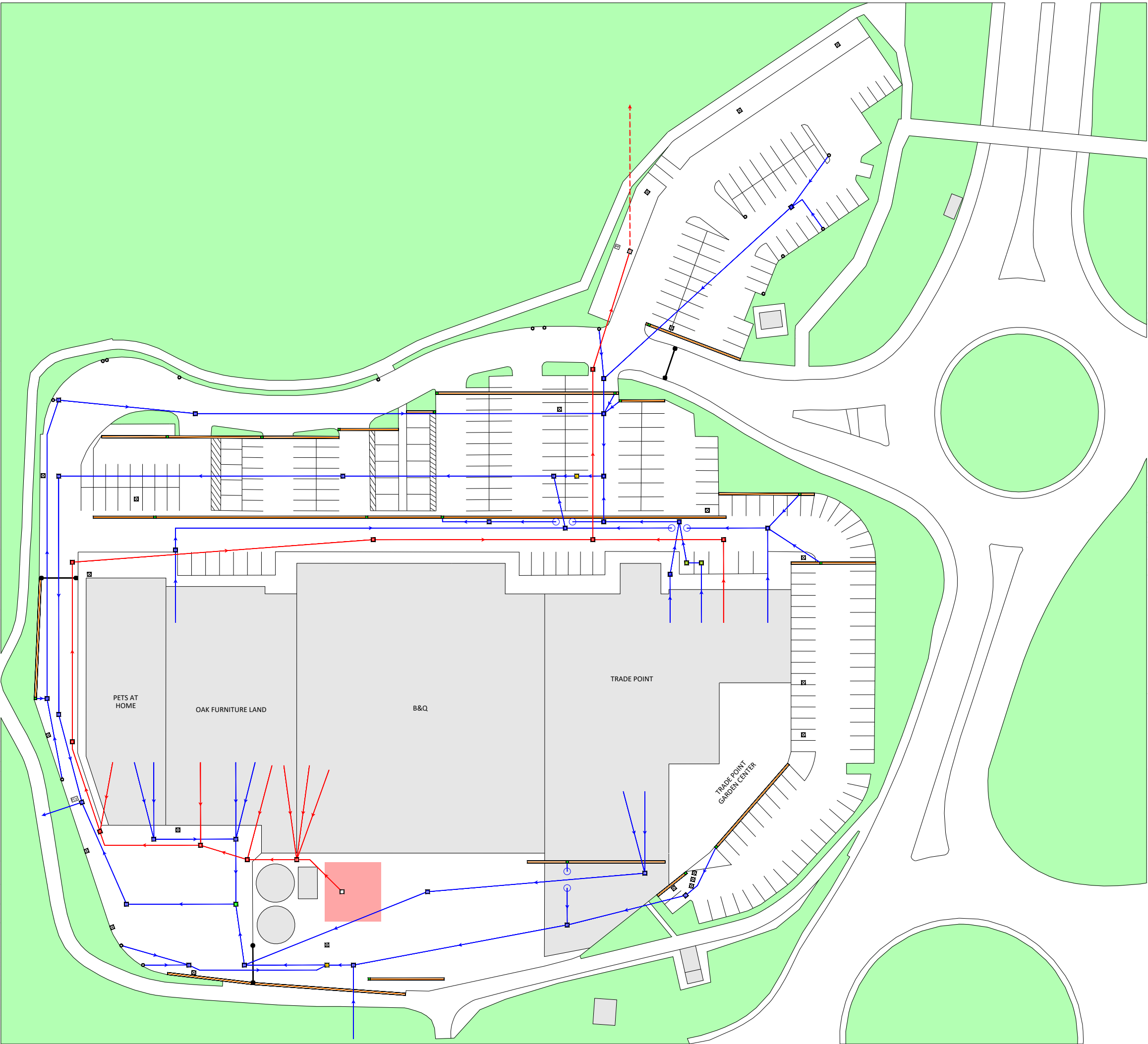
Appendix A – Proposed Drainage Layout



LEGEND:	
	BYPASS PETROL INTERCEPTOR
	SW ATTENUATION TANK
	SW YARD GULLY
	KERB DRAIN
	LINEAR DRAINAGE CHANNEL
	SW SEWER
	SW MANHOLE
	SW PPIC (600 - 1600 DEEP)
	FW SEWER
	FW MANHOLE
	PERMEABLE PAVING
	SW PERFORATED SEWER
	EXISTING FW SEWER FROM NEIGHBORING PLOT
	EXISTING SW SEWER TO BE ABANDONED

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION				
IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING				
CONSTRUCTION				
MAINTENANCE				
DEMOLITION				
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT				
GENERAL NOTES:				
1. This drawing shall be read in conjunction with all the relevant architects, engineers' and service engineers drawings & specifications. 2. All units in millimetres U.O.N. on the drawing. Do not scale off the drawing. 3. All temporary works for formwork, excavations etc. to be the design responsibility of the Contractor. 4. The Contractor shall allow for the protection, temporary and permanent support and diversion works as necessary, to all existing services to the satisfaction of the asset owners. 5. The Contractor shall allow for dealing with surface water run-off into excavations and from groundwater by means of sumps, pumping and de-watering as appropriate, in order to keep the excavation as reasonably dry as possible during the construction of the works. 6. The Contractor is responsible for obtaining all required permits and licenses. 7. All private drainage within the site is to comply with the requirements of the relevant British/European Standard, (including BS EN 752, BS EN 16510, BS EN 295, BS EN 1917, BS5911, BS8000-0 & 14 and BS EN 124), and the Building Regulations Part H. 8. Any adoptable drainage is to be in accordance with the requirements of the adopting authority. If in doubt seek clarification. 9. All pipework within chambers are to be laid soffit to soffit (U.O.N.). All chamber invert levels are for the outgoing pipe levels. Backdrop pipework shall be connected at soffit to soffit with the backdrop / rodding access level specified. 10. Catchpit invert levels are for the outgoing pipe, pipes to be soffit level, sump level specified separately. All Catchpits are to be built with a 300 sump (U.O.N.). 11. Any gradients of drains indicated are indicative only and the Contractor shall install the drains to the specified levels shown for each chamber (U.O.N.). 12. Cover levels of the access points are provisional and subject to adjustment on site to suit the finished ground levels. 13. Positions and sizes of above ground foul and surface water drainage connections ("pop-ups") are indicative only. Setting out and confirmation of the internal requirements is the responsibility of the Architect. Contractor to confirm requirement prior to construction. 14. Ø of PCC manholes varies with pipe size, number of connections, depth etc. Minimum sizes are shown on the Burrows Graham Standard Details drawings. Sizes shown on drainage layout and/or manhole schedules take precedence over minimum sizes. 15. Flow control chambers should be built in accordance with the requirement of the manufacturer. Allowance should be made for a 600 sump and double covers and frames on the chambers. 16. In situ concrete grades to be as stated on the drawings. Design chemical class for all precast concrete products shall be C40 unless agreed otherwise. 17. All separators shall be in accordance with Building Regulations Part H3-A and with BS EN 858 and be site-marked / CC marked in accordingly. The oil alarm system is to be in accordance with Client's requirements. Separators to be installed in accordance with manufacturer's recommendations / requirements (venting, protection etc) 18. All below ground plastic/GRP tanks shall be installed in accordance with the manufacturers instructions / requirements. They shall be provided with sufficient concrete surround to counter floatation and shall have a wall thickness adequate to resist the highest ground water level which could be encountered at their location. 19. All existing drainage/structures to be abandoned shall be broken out and removed from site, the excavation shall be backfilled with a suitable granular material to the required level. Alternatively, deep drains may be cleaned and grouted with a 1:10 cementitious grout, with structures broken down to 1m below proposed finished ground level and infilled with a suitable granular material. Abandoned gullies are to be removed from site and abandoned tails are to be sealed with a 300 thick concrete plug at a depth of 1.0m below proposed finished ground level. 20. Where utility/land drainage trenches etc cross over drainage trenches, the Contractor shall construct an impermeable barrier to prevent groundwater infiltrating into the drainage trench. 21. Design assumes that no sewerage authority sewers or other drainage systems require modification, diversion or abandoning (U.O.N on the drawings) Unless otherwise agreed, all outfalls to ponds and watercourses to be proprietary PCC units. Where applicable, headwall details are to be approved by the relevant authority (i.e. Internal Drainage Board / Lead Local Flood Authority / Environment Agency / Highway Authority) 22. All headwalls to have guardrail and headwalls with pipes greater than Ø375 to have a trash screen/grating fitted. 23. All manholes less than 1.5m deep are considered as none man entry and shall be maintained from ground level. 24. Upon completion of the works, the Contractor shall clean all drainage by jetting, removing all debris from site and the system is to be CCTV surveyed. No debris shall be permitted to enter the existing drainage system. 25. No deep rooting trees/vegetation should be planted within 5.0m of any drainage works. 26. The storage and installation of all proprietary drainage items used are to be strictly in accordance with the manufacturers instructions / requirements. 27. Any works within the public highway to be reinstated to highway authority requirements. All relevant permits/licenses must be sought by the contractor prior to the works being undertaken. 28. Penstocks, where indicated, shall be electronically operated complete with power supply and connection (refer to service engineers drawings for cable and ducting etc.) 29. Statutory Undertakers information, where shown, is indicative only based on supplied records. The contractor shall verify the depth position and nature of the services as necessary in order to construct the works. 30. All WPCV, SWWPs and RWPs are shown indicatively. Locations shall be confirmed by others. Siphonic break chambers (i.e. with SWWP entries) to be constructed with open grated manhole covers. ("Waterway 2000" or similar approved). 31. All sprinkler drain, gully locations and flow rates to be confirmed by the sprinkler Contractor. Potential local storage manholes for sprinkler discharge are to be confirmed following definition of system requirements. It is assumed that future sprinkler installation points will be located close to foul water drainage runs. 32. Below ground drainage connections to be provided to all canopy downpipes 33. Ø150mm with concrete bed and surround U.O.N. 34. All rising mains to be laid at minimum gradients of 1:500 rising and 1:300 falling. Air valves and washout valves may be required at high and low points respectively.				
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P01	20.02.26	MM	Issued for Information	CA
REV	DATE	BY	DESCRIPTION	CHKD
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CLIENT BRITISH LAND				
PROJECT BURGER KING CYFARTHA RETAIL PARK				
DRAWING TITLE PROPOSED DRAINAGE LAYOUT				
BGL PROJECT NUMBER 30402	DRAWING STATUS PRELIMINARY	OFFICE NORTH		
SCALE @ A1 1:200	DATE FEBRUARY 2026	DRAWN BY MM	CHECKED BY CA	
DRAWING No 30402-BGL-XX-XX-DR-C-00210				REV P02

Appendix B – Retail Park Drainage Infrastructure Plans



- LEGEND
- Grated Channel

Surface Water Manhole

Foul Water Manhole

Petrol Interceptor

Catchment Pit

Foul Water Pump Station

Rainwater Harvesting System

Unknown Manhole

Duct Access Chamber

Pump Control Panel

Flow Control Valve

Gully

Surface Water Directional Flow

Foul Water Directional Flow

Foul Water Pump Rising Main Flow Direction

Heavy Stock Area

Barrier/Gate

DRAWING FOR PPM PURPOSES ONLY

Address:
Cyfarthfa Shopping Park
Swansea Road
(North Area)
Merthyr Tydfil
CF48 1HY

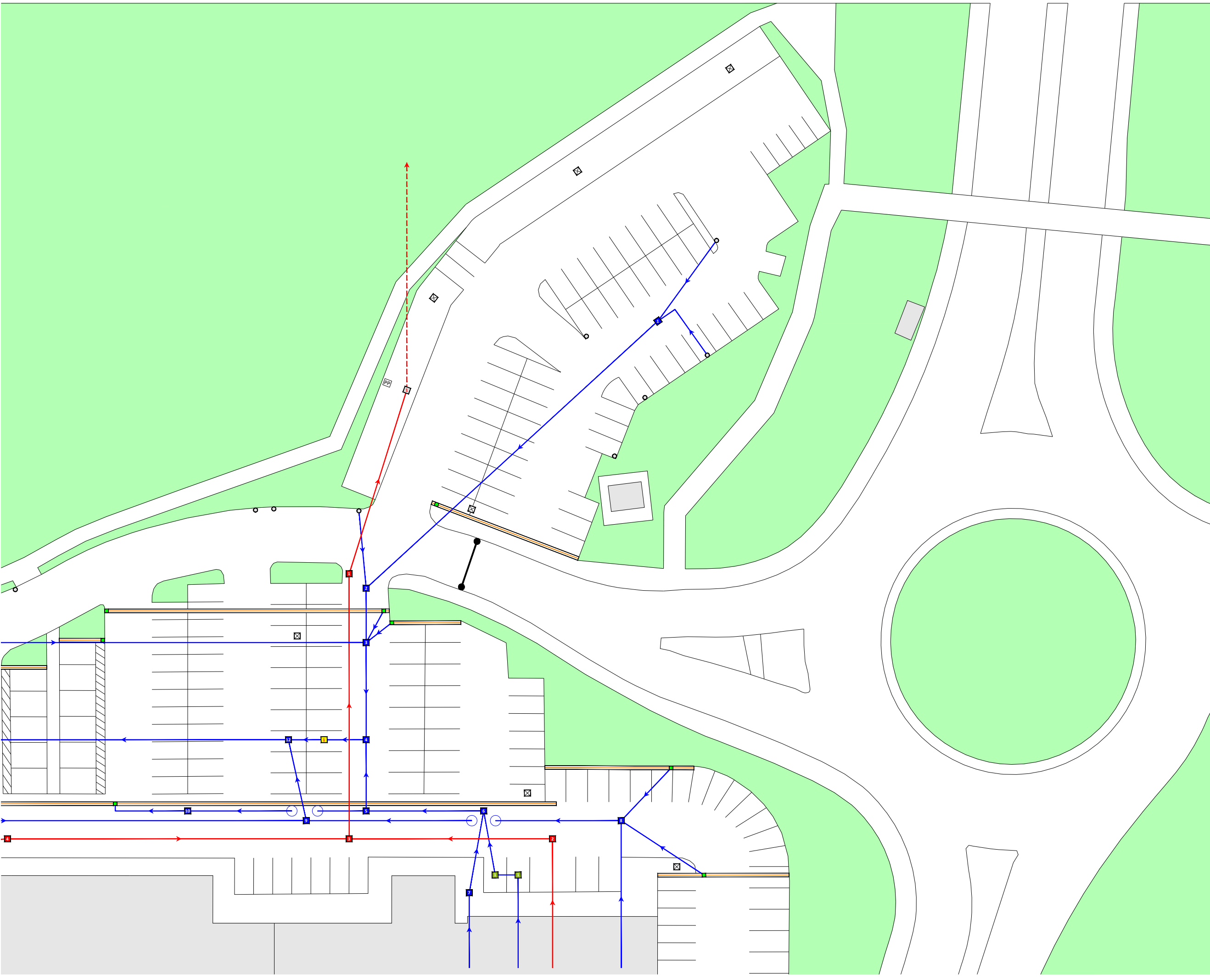
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- LEGEND**
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 - Rainwater Harvesting System
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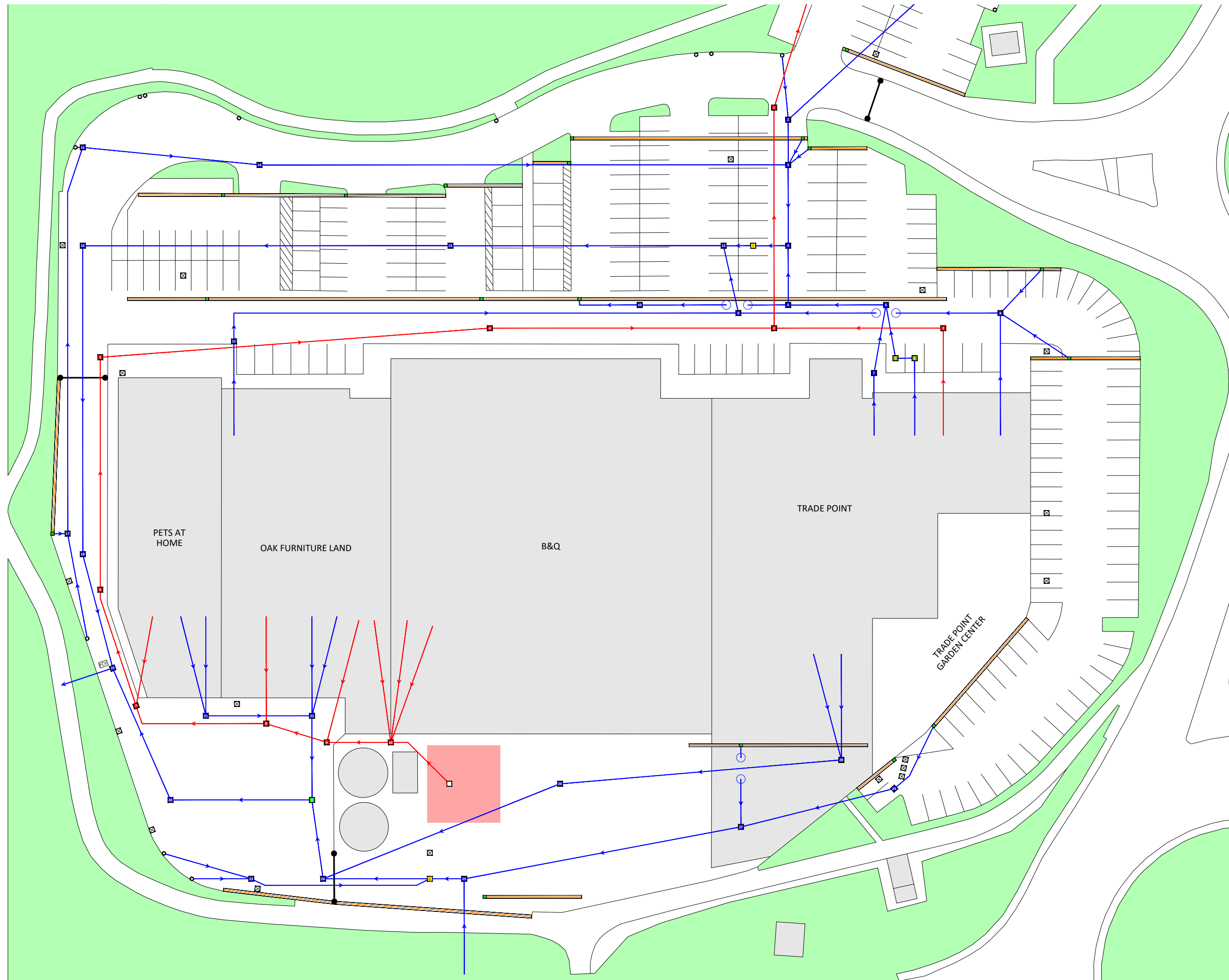
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Appendix C – Drainage Inspection and Maintenance Schedule

Maintenance Schedule	Required Action	Typical Frequency
Below Ground Drainage Pipes, Manholes, Outfall headwalls, ditches, trash screens etc		
Regular Maintenance	Lift covers and inspect manholes for evidence of debris and silt deposits and evidence of blockages (standing water). Carry out CCTV survey if required. Inspect ditches, trash screens, headwalls etc. and clear debris and silt deposits to avoid restriction to flow.	Quarterly or following significant rainfall events.
Remedial Actions	High pressure jetting and/or remove minor blockages and silt build up	As required – 20% loss of pipe cross-section
	Replace broken access covers, remove major blockages, repair structurally defective pipework	As required
Flow control chamber		
Regular Maintenance	Lift covers and inspect chamber for evidence of debris and silt deposits and evidence of blockages. Test bypass door operating correctly.	Quarterly or following significant rainfall events.
Remedial Actions	High pressure jetting and or remove minor blockages and silt build up	As required
	Replace broken access covers, remove major blockages, repair/replace defective flow control devices	As required
Attenuation Tank (Maintenance activities recommended by the manufacturer should be added to this schedule where not included)		
Regular maintenance	Remove litter and debris and inspect for sediment, oil and grease accumulation.	Six monthly
	Change the filter media	As recommended by manufacturer
Remedial actions	Replace malfunctioning parts or structures	As required
Monitoring	Inspect for evidence of poor performance	Six monthly
	Inspect sediment accumulation rates and filter media, and establish appropriate replacement frequencies.	Monthly during first half of the year, then every six months