

**Bailey, Louise S.**

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**From:** MCC - SAB  
**Sent:** 24 March 2021 13:46  
**To:** [REDACTED]  
**Cc:** MCC - Planning  
**Subject:** Sustainable Drainage System (SuDS) Approval  
**Attachments:** SuDS Statutory Standards.pdf

**Note to Planning Officer: Please include the following informative on any planning approval: "The proposed scheme will require a sustainable drainage system designed in accordance with the attached Welsh Government Standards for sustainable drainage. The scheme will require approval by the SuDS Approving Body (SAB) prior to any construction work commencing. Details and application forms can be found at: <https://www.monmouthshire.gov.uk/sab>"**

Dear Russell,

Further to your planning application reference DM/2021/00323, proposed detached bungalow at Twyn Cecil, Penperlleni, please be advised that we believe your proposed scheme will require a sustainable drainage system designed in accordance with the attached Welsh Government Standards for sustainable drainage. The scheme will require approval by the SuDS Approving Body (SAB) **prior to any construction work commencing**. Details and application forms can be found at <https://www.monmouthshire.gov.uk/sab>. The SAB is granted a period of at least **seven weeks** to determine applications.

SuDS approval is required if the **total construction area** of your development is 100m<sup>2</sup> or more. Total construction area is defined as anything that covers land (inclusive of driveways, patios, parking areas etc.). It also includes any construction work that replaces an existing building. More information can be found on our website.

If for any reason you believe your works are exempt from the requirement for SAB approval, I would be grateful if you would inform us so we can update our records accordingly.

**THE REQUIREMENT TO OBTAIN SAB CONSENT SITS OUTSIDE OF THE PLANNING PROCESS BUT IS ENFORCEABLE IN A SIMILAR MANNER TO PLANNING LAW. IT IS A REQUIREMENT TO OBTAIN SAB CONSENT IN ADDITION TO PLANNING CONSENT. FAILURE TO ENGAGE WITH COMPLIANT SuDS DESIGN AT AN EARLY STAGE MAY LEAD TO SIGNIFICANT UN-NECESSARY REDESIGN COSTS.**

Kind regards/*cofion cyntnes*,

**SuDS Approving Body/Corff Cymeradwyo SDCau**

Monmouthshire County Council/Cyngor Sir Fynwy

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Website/Gwefan: <https://www.monmouthshire.gov.uk/sustainable-drainage-approving-body-sab/>