

**From:** [Bhatt, Tapan](#)  
**To:** [MCC - Planning](#)  
**Cc:** [Jeffes, Matt](#)  
**Subject:** DM 2022 00450  
**Date:** 07 June 2022 15:02:02  
**Attachments:** [image001.png](#)

---



**Lead Local Flood Authority and SuDS Approval Body Planning Application  
Consultation Response**

<b>Application reference:</b>	<b>DM 2022 00450</b>
<b>Proposal:</b>	<b>Proposed change of use and conversion of two barns to self-catering tourism accommodation and associated works.</b>
<b>Location:</b>	<b>Wern Farm Ash Cottage To Newbridge On Usk Tredunnoch Usk Monmouthshire NP15 1PE</b>
<b>Date:</b>	<b>07/06/2022</b>
<b>LLFA/SAB Officer:</b>	<b>TB</b>
<b>Summary of response:</b>	No objection
<b>Comments:</b>	<p><u>Surface Water Drainage</u></p> <p>The application has not demonstrated a means of surface water discharge (rainwater harvesting, infiltration, watercourse, surface water sewer or combined sewer). Without a suitable surface water destination, the site may not be lawfully developable. Please provide evidence of a suitable surface water destination, Note there are <b>no</b> DCWW surface water sewers in the vicinity of the site that could be utilised. MCC policy is to currently not accept connection into the Highway Drainage system by private landowners.</p> <p>For infiltration we will require sufficient ground investigation data to prove the ground model and infiltration rates, including permeability testing.</p> <p>The application has not yet demonstrated a means of surface water discharge (rainwater harvesting, infiltration, watercourse, surface water sewer or combined sewer) However, there are surface water channels which could be discharged should infiltration is not achievable.</p> <p><b>SAB – From the plans submitted the total construction area is above 100m<sup>2</sup> (building footprint, yard area, hardstanding and parking bays) if</b></p>

**it is then SAB approval will be required prior to any works commencing on site. Please attach the following SAB informative to the decision notice and draw the applicant's attention to this requirement.**

**We have no objection on Surface Water Drainage grounds, however please attach the SAB Informative below and highlight to the applicant it is there.**

The new version of Planning Policy Wales' Technical Advice Note 15 (TAN15), due to become adopted policy advice on 1<sup>st</sup> June 2023 and available in draft format at <https://gov.wales/technical-advice-note-tan-15-development-flooding-and-coastal-erosion> recommends (in paragraphs 8.12 to 8.16) that where planning permission is sought prior to SuDS approval the applicant should be expected to provide a Drainage Statement as part of the planning application. Details of what should be provided in the Drainage Statement are provided in Figure 4 of the new TAN15. Whilst the new TAN15 is not yet adopted policy advice, a joint letter from the Chief Planner and Welsh Government's Deputy Director for Water, Flood and Coal Tip Safety dated 15<sup>th</sup> December 2021 recommends that drainage statements this information should be sought from applicants prior to June 2023.

**On that basis we request that a Drainage Statement is provided for this scheme which would demonstrate the compliance with the points above and will maintain objection on surface water discharge basis till this is submitted.**

#### Flooding

Flood risk maps provided by Natural Resources Wales indicate the site is not at risk of flooding.

Our database of previous flood events does not include of any records of flooding in close proximity.

Our database of drainage and flood assets does not record any drainage or flood assets in close proximity to the site.

**We therefore have no objection on flood risk grounds**

**Conditions requested:**

**Informatives requested:**

SAB INFORMATIVE: Following the implementation of the Sustainable Drainage (Approval and Adoption) Order 2018 the applicant may require a sustainable drainage system (SuDS) designed in accordance with the Welsh Government Standards. The total construction area for this site is potentially in excess of the 100 m<sup>2</sup> threshold. Total construction area includes existing buildings that are being replaced, re roofed, removed or patio/driveway areas including permeable surfacing. The SuDS scheme will require approval by the SuDS Approving Body (SAB) prior to any

construction work commencing on site. It is recommended that the applicant approach the SAB for Pre App discussion prior to formal submissions to the LPA as the SAB process can affect site layout. 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. 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 on [SAB@monmouthshire.gov.uk](mailto:SAB@monmouthshire.gov.uk) so we can update our records accordingly.