



**Flood and Water Management Act 2010**

**Schedule 3 (Wales)**

**Sustainable Drainage Approval Application No: SAB 2300741**

**Applicant: Mr Stephen Summerfield**

Applicant Address: KIM Property Investments Ltd

**Agent: Mr David Gridley**

Agent Address: 45 Frederick Street, Birmingham, B1 3HN

**POWYS COUNTY COUNCIL** as SuDS Approving Body (SAB) hereby **Approves** the Sustainable Drainage System associated with the following development in accordance with the plans and application submitted on the **05/07/2023** to the Council, subject to any conditions.

<b>Location:</b>	<b>Land at Lime Kiln Cottage, Buttington Cross, Welshpool, Powys</b>
<b>Grid Ref:</b>	<b>324150, 308896</b>
<b>Description of Proposal:</b>	<b>Development of coffee shop with drive thru lane, refreshment pod with drive thru lane and hotel, partial demolition/partial retention of Lime Kiln Cottage and associated highway works, car parking and landscaping.</b>

**Date:** 21/12/2023

**Signed:**



**SuDS Approving Body**

Powys County Council,  
Powys County Hall,  
Llandrindod Wells,  
Powys.



**IT IS IMPORTANT THAT YOU COMPLY WITH THE APPROVED PLANS, INCLUDING CONDITIONS. PLEASE READ THE NOTES ACCOMPANYING THIS DECISION.**

**Conditions and Reasons**

CONDITIONS RELATING TO THE APPROVAL

1. Any works undertaken are to be in strict accordance with the proposals contained in the submitted plans, drawings and supporting documents.
2. The Applicant shall notify the SAB (PCC) at least seven days prior to its intention to commence work on site.
3. Notice must be given at least seven days prior to construction of any SuDS elements which, for this site include but are not limited to: **permeable block paving, porous asphalt, concrete baffles, fin drains, attenuation tank, filter drain, swale, rain garden, drainage channel, pipework, manholes, gullies.**
4. Prior to works commencing onsite, the applicant shall provide a planting schedule detailing the plants to be used within the raingardens located in each plot. The details must include the number of plants to be used and plant size in litres.
5. This approval does not confer any rights of entry or rights over property.
6. It is the grantee`s responsibility to ensure they obtain the consent/permission of any landowners and occupiers affected by the works.
7. The SAB (PCC) does not accept any responsibility for the design and construction of the works that are subject of this approval; nor liability for any costs of damage which may arise out of their design, construction, maintenance, or use.
8. Site construction runoff should be adequately treated to ensure that no sediments or pollutants are passed on to any downstream receiving water bodies, SuDS, or sewer.
9. Prior to commencement onsite, a payment of **5** inspection fees will become necessary for this site to ensure the works are carried out in accordance with the plans and documents authorised under this SAB Approval. A cost of **£168** for each inspection will be charged as specified under Regulation 8 of The Sustainable Drainage (Application for Approval Fees) (Wales) Regulations 2018.
10. This consent does not remove from the applicant the necessity to obtain other licences, consents, approvals, or permissions (including planning permission) which may be required in law or in order to comply with any duties or responsibilities for conservation or protection of the environment.
11. The owner is obliged to maintain the drainage system in accordance with the approved design and the Statutory standards for sustainable drainage systems (SuDS) for the lifetime of the development the approved SuDS serves.
12. No building/dwelling shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

**Informatives**

**No conditions received.**



The **Plans and documents** approved with this application are:

- A – Full Application Form – Dated: 30/05/2023
- B – Drainage Plan Greggs Site – SBK-23-118-DR-C-531 Rev: T03
- C – Drainage Statement Phase 1a – SBK-23-118-DR-C-501 Rev: P02
- D – BRE365 Percolation Test – Dated: 23/10/2020
- E – HR Wallingford Greenfield Runoff – 392729917
- F – Hafren Dyfrdwy Plan – 1116810-1
- G – Land Registry Document – Dated: 19/02/2022
- H – Levels – 13532-06
- I – Causeway Calculations – Dated: 29/09/2023.
- J – Drainage SuDS Catchment Plan Greggs Site – SBK-23-118-DR-C-003 Rev: P01
- K – Title Plan – CYM677940
- L – Title Plan – WA506284



IMPORTANT – Please carefully read the notes below.

Failure to comply could make the development hereby permitted unauthorised.

- 1) This consent is granted in strict accordance with the approved plans:
  - a) ANY VARIATION from the approved plans after commencement of the development, irrelevant as to the degree of variation, will be constituted as unauthorised development and may be liable to enforcement action.
  - b) You or your agent, or any other person responsible for implementing this permission should inform the SAB immediately of any proposed variation from the approved plans and you or they will be informed as to the best method to resolve the matter.
- 2) This consent is granted subject to conditions, and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond:
  - a) If any other type of condition is breached, then you will be liable to a Breach of Condition Notice.

