

Tŷ Tredomen,
Parc Tredomen,
Ystrad Mynach,
Hengoed CF82 7WF

Tredomen House,
Tredomen Park,
Ystrad Mynach,
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Cyfarwyddwr Corfforaethol Dros Dro - Cymunedau
Interim Corporate Director - Communities

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Planning Application Ref:	24/0154/OUT
Development Name:	100 Pen-y-cae Caerphilly CF83 3BY UPRN 000043035334.
Development Description:	Proposed 3-bedroom dwelling on plot including off-street parking.
Construction Area:	340m ² , as per Application Form.
Is Sustainable Drainage Approval Required for this Development?	Yes. From the indicative plans submitted it's assumed a separate Sab Application will be required. If the Applicant provides more detailed plans of the proposed works, we are happy to be reconsulted.
Has Sustainable Drainage Approval been granted for this Development?	No.
Has a Drainage Statement been provided?	No.
Is the Development within Flood Zone 2 or 3?	No.
Conclusion:	We would like to advise you of Concerns that we have regarding this Application (see below for details)

Requested Advice Note(s)	<p>WARNING: SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.</p> <p>Please note from 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.</p> <p>The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below: Phone: 01443 866511 Email: sab@caerphilly.gov.uk Website: www.caerphilly.gov.uk/sab</p>
Completed by:	Jacob Paton, Assistant Engineer, LLFA.
Date:	01/03/2024

Concerns:

1. The applicant has indicated the disposal of surface water via soakaway; however, no information has been submitted to consider the viability of this method of disposal of surface water.
We request that additional information is provided in the form of a "Drainage Statement" as outlined in Section 8 of TAN15 prior to determination in order for us to be able to provide more substantive comments.
This request is considered reasonable and appropriate in relation to the scale of the development in accordance with sections 7.2.19 – 7.2.22 and 9.3.1 of the Welsh Government Development Management Manual Revision 2.
2. The site is situated within an area susceptible to groundwater flooding.

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3. Records indicate that there is an existing Private Surface Water sewer dissecting the proposed site. Care should be taken not to disturb or damage the existing asset as well as adhering to any required easements.
4. The proposed development is between 8m and 20m of or in close proximity to a watercourse.

The applicant should be made aware that Schedule 3 of the Flood and Water Management Act 2010 has commenced as from 7th January 2019, enacting the Sustainable Drainage Approval Body (SAB). From the documents submitted we understand that this development will require SAB approval.

Further information is available via:

www.caerphilly.gov.uk/sab

Phone: 01443 866511

Email: sab@caerphilly.gov.uk

Standing Advice:

When submitting a scheme for drainage the applicant should consider the following, please note that these recommendations should not be regarded as exhaustive, and each application will be considered on a site specific basis:

1. The applicant should incorporate Sustainable Drainage principles into their drainage design where possible, to minimise the impacts to existing/proposed drainage infrastructure/receiving watercourses. Particular reference should be given to the requirements and advice contained within the following documents:
 - i. Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems – Published by Welsh Government, 2018.
 - ii. The SUD's Manual C753, Published by Ciria, 2015.
 - iii. Code of practice for surface water management for development sites, BS 8582:2013.
 - iv. Rainfall Runoff Management for Developments, Published by the Environment Agency – Report SC030219.
 - v. Sewers for Adoption 7th Edition, published by WRc plc, August 2012.
 - vi. Technical Advice Note 15: Development and Flood Risk, Published by Welsh Government, July 2004.
2. A detailed drainage strategy should be provided which demonstrates the proposed surface water drainage complies with the discharge hierarchy specified within Part H of the Building Regulations/Sustainable Drainage hierarchy. As much of the runoff as possible should be discharged to each hierarchy element before a lower hierarchy

element is considered. Collection and infiltration methods of drainage are required to be considered in the first instance.

3. Soakaways will only be permitted if the applicant can satisfy the authority that permeability tests have been carried out that comply with the requirements of BRE Digest 365 (2016). A feasibility report including test reports and calculations is required which demonstrates that the use of soakaways or other infiltration systems will not adversely affect the development, adjacent land, structures or highways. Soakaways should be designed to a minimum storm return period (RP) of once in ten years (with consideration given to an appropriate factor of safety).
4. Any proposal to discharge surface/ground water flows to existing watercourses is likely to be limited to minimum rates of discharge which will be determined by this authority. The applicant should indicate how these requirements will be met. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15 (TAN15).
5. Development layout should take into account exceedance of the drainage system by demonstrating safe overland flows paths and flood routing. Runoff for the 1 in 100 RP event (plus climate change allowance) should be managed within the site at designated temporary storage locations and not adversely affect the development or surrounding infrastructure.
6. It is recommended the applicant open early dialogue with Dwr Cymru Welsh Water (DCWW) with regards to foul / surface water drainage arrangements and secures the necessary permissions / adoption agreements, where interaction with DCWW infrastructure is proposed.
7. The applicant must ensure that during the development period and thereafter that surface water, groundwater, soil and other site debris is contained and dealt with within the curtilage of the site and is prevented from running on to or being otherwise deposited on adjacent land or highways. This may entail the installation of permanent or temporary cut off drainage.
8. The applicant should also demonstrate that appropriate pollution control measures are in place prior to discharge and confirm the proposals for adoption and long-term maintenance of the drainage system, where appropriate.
9. Please note that no discharge of surface water from the proposed development including driveways will be permitted to drain to the public highway or any highway drain. If the applicant intends to discharge surface water runoff from new highway areas submitted for adoption to the local highway drainage system he may be required to demonstrate that this system has adequate capacity to deal with anticipated additional flows generated by the proposed development. Permission to discharge to the existing highway drainage system may be conditional on the applicant carrying out upgrading works at his own expense or connecting to a point of adequacy within the system.