



SAB Permission

Schedule 3 to the Flood & Water Management Act 2010

Name and address of Applicant	Name and address of Agent (if any)
Mr Charles Salmon CLS Civil Engineering Ltd Atherton Way Brigg Lincolnshire DN20 8AR	Mr Ben Edwards Roger Casey Associates 6 Mansel Street Carmarthen Carmarthenshire SA31 1PX

Part I - Particulars of application

Date of valid application: **5th Mar-2021** Application Number: **21-0012-SAB**

Particulars and location of development:

Mixed Commercial/Residential Development
Old CP School, Moorfield Road, Narberth, Pembrokeshire, SA67 7AG

Part II - Particulars of decision

The Pembrokeshire County Council Sustainable Drainage Approving Body (SAB) hereby give notice in pursuance of the provisions of **Schedule 3 to the Flood & Water Management Act 2010** that **permission has been granted** for the carrying out of the Sustainable Drainage Systems referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The SuDS hereby approved shall begin no later than five years from the date of this decision.
2. The SuDS hereby approved shall be carried out strictly in accordance with the details shown on the following schedule of plans/documents:-
 - Drawing Numbers 20447/04RevA, 20447/05RevA, 20447/07, 20447/08RevA, P-001Rev1, 3 Nr Standard Detail Ecobloc Maxx & Flex with vario Attenuation
 - Surface Water Calculations
 - Maintenance Plans Ancillary, Bio-retention & Rain Gardens, Permeable Paving
3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

4. No surface water and /or land drainage shall be allowed to connect directly or indirectly with the highway surface water drainage system unless agreed as part of this application.
5. Surface water shall be trapped and disposed of so as not to flow from/onto any roadway maintainable at the public expense unless agreed as part of this application.
6. Drainage Maintenance & Access:
 - 6.1 The developer must enter into an Agreement with the SAB that covers drainage maintenance, construction, inspection and access.
 - 6.2 Access to maintain and inspect the approved drainage system that is maintainable by the SAB shall be provided from the date of the agreement in perpetuity except where a new Approved system of discharge is agreed with the SAB.
 - 6.3 Access to maintain and inspect the drainage system maintainable by the SAB shall be included in all changes of land ownership.
 - 6.4 Any changes of Land Ownership Title is notifiable to Pembrokeshire County Council SAB.
 - 6.5 Any alterations to the approved drainage system is not permitted for the lifetime that the drainage system is in operation without the prior written agreement of the SAB.
7. The SAB will inspect the system at an agreed time during construction and after construction has been completed. The number of inspections, dates and times are to be agreed between the SAB and the applicant in writing.

Decision Date: 23rd April 2021

A handwritten signature in purple ink that reads "D. Thomas". The signature is written in a cursive style with a horizontal line underneath the name.

**County Hall
Haverfordwest
Pembrokeshire**

Head of Infrastructure

Notes to Applicant

This decision notice only refers to that required under Schedule 3 to the Flood & Water Management Act 2010 and does not include any consent or approval under Building Regulations or any other enactment, bylaw, order or regulation. You are advised to contact the relevant section separately to ascertain whether you require their prior approval before commencing any work on site.

This SAB Permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant, including Council owned land.

If any changes are made to the approved plans, this may result in the applicant needing to submit a new SuDS Approval Application or a Stop Notice being served if construction work has already commenced.

Advisory Notes from Dwr Cymru Welsh Water

Please note that this SAB consent relates solely to the approval of SuDS components. In order to establish whether the proposed development benefits from consent, the applicant is advised to refer to the planning permission granted as well as any conditions in reference to foul water drainage. In accordance with the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016 Dwr Cymru Welsh Water is a statutory consultee to the planning process and will provide comments to any proposals for foul water drainage by response to a planning application consultation.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.