

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR  
AMGYLCHEDD**

**REPORT OF THE  
HEAD OF PLANNING,  
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 19 MAWRTH 2019  
ON 19 MARCH 2019**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD YMWELIAD SAFLE  
SITE VISIT ADDENDUM**

*Ardal Del/  
Area South*



Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/38295</b>
<i>Proposal &amp; Location</i>	CONSTRUCTION OF NEW HOUSE WITH INTEGRAL GARAGE AT PLOT 3, HEOL BRONALLT, FFOREST, LLANELLI, SA4 7TE

### **DETAILS:**

#### **CONSULTATIONS**

**Sustainable Drainage Approval Body** – No objection to a direct surface water drainage connection to the existing storm drain located to the rear of the application plot, subject to Dwr Cymru/Welsh Water's agreement.

**Dwr Cymru/Welsh Water** – As the responsible statutory undertaker for the storm drain into which it is now proposed to connect the surface water, a formal response is still awaited on this latest revised proposal.

#### **APPRAISAL**

Subsequent to the original proposed surface water (SW) drainage arrangements, incorporating a soakaway, an amended plan has now been submitting showing SW discharged directly into an adjacent storm drain. Given the provisions of the Welsh Government published *Statutory Standards for Sustainable Drainage Systems - Designing, Constructing, Operating and Maintaining Surface Water Drainage Systems* (2018), such a proposed means of drainage is lower down the hierarchy of priority destinations for run-off drainage. Anything lower than the priority Level 1 – *collection for re-use* - has to be justified as an exception. The present amended form of proposed SW drainage constitutes a priority Level 4 – *discharge to a surface water sewer, highway drain, or another drainage system* - whereby the application has failed to demonstrate how the exceptions criteria would apply in this instance.

As the present proposal will require the agreement and permission of Dwr Cymru/Welsh Water to connect and discharge into their SW drain, who will themselves undertake an assessment as to the capacity of that drain and its ability to accommodate any such additional flows. Whether this specific reason for refusal endures is dependent upon Dwr Cymru/Welsh Water's further consultation response.

#### **RECOMMENDATION**

The recommendation to refuse remains, while reason (No. 3) to refuse on LDP Policy EP3 Sustainable Drainage is now the subject of Dwr Cymru/Welsh Water's further formal consultation response.