
DRAINAGE STATEMENT

Erection residential
development and associated
works at Land at Maes
Dinas, Llanfechain, SY22
6YR

Prepared for Montgomeryshire Homes



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1. Introduction

This statement is written in connection with the planning application for the proposed residential development at Land at Maes Dinas, Llanfechain, SY22 6YR.

Suds perform an important role in managing run-off from a site, and must be implemented in any development comprising of construction work that equals or exceeds 100m².

This statement outlines that the applicant has had due regard to the Suds Legislation when considering this scheme, and outlining indicatively how the proposal will comply with the necessary criterion set out in the SAB guidance.

2. Existing Site

The existing site is improved agricultural grassland with existing field drains running across and down the field.

3. Surface water management

The proposed residential development will indeed mean impermeable areas being created on existing impermeable ground. The proposal will include rainwater harvesting, swales, soakaways which will ensure the proposal complies with the SAB hierarchy.

4. Maintenance and Management

The drainage scheme will be maintained throughout its lifetime by a management company

5. Biodiversity and Amenity

Additional planting and amenity areas will be provided on the owned land through a SAB application

6. Conclusion

It is clear from the above consideration the proposed scheme can be SAB compliant given the nature of the proposal being light touch in terms of surface water and the ample land available to ensure compliance with each section of the SAB legislation.