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Dyddiad/Date	27th March 2026
Gofynnwch am /Please ask for:	Huw Williams
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The Flood and Water Management Act 2010 (Schedule 3) **SAB APPLICATION APPROVED**

Application No.:SAB/25/0032

Proposal: The proposed development seeks to extend the existing house and develop a two bedroom bungalow to the east. A new garage will be built under the bungalow. Additionally, the existing driveway and parking will be increased and renovated. To achieve this a new retaining wall will be built to the north of the house.

Location: Y Goedwig Cardiff Road Treharris Merthyr Tydfil CF46 5NQ

Applicant: Peter Lineham

Dear Sir/Madam,

We wish to inform you that your SAB Application relating to the above proposal has been approved subject to the conditions listed below. Conditions should be formally discharged by submitting the form to the SAB on the following link. [SUDS Approval of Conditions Form \(merthyr.gov.uk\)](http://www.merthyr.gov.uk/SUDS-Approval-of-Conditions-Form)

1. **Inspection of SuDS**

The drainage system hereby permitted shall be subject to inspections by the MTCBC Sustainable Drainage Approval Body (or their nominated representative). It is estimated that 6 inspections will be required and each inspection shall be charged at £168 per inspection. Total inspection fees of £1,008 shall be paid to the Sustainable Drainage Approval Body 28 days prior to notice of the commencement of works on site. The developer must provide a means of access to the works and must provide the SAB Officer with at least a 24 hour notice period before covering up the works or when a critical point will be reached in the construction process. Covering up of SuDS element cannot be completed until agreed with the SAB Officer.

An outline guide to inspection requirements for surface water drainage features is as follows:

Attenuation Tanks x3 inspections (per attenuation tank)

x1 inspection upon excavation to formation level

x1 inspection during installation impermeable membrane base layer and crates to check design conformity

x1 inspection when impermeable liner and connecting pipework are installed prior to backfill to check welded joints and top hats.

Private rain gardens x 3 inspections (per rain garden)

x1 inspection when formation level has been excavated, liner and pipe work installed.

x1 inspection when transition layer and drainage media has been installed to check correct depths.

x1 inspection upon completion of the rain garden.

(Private rain garden inspections may reduce to 2 as scheme progresses)

Swales

x1 inspection upon excavation to formation level to check correct levels

x1 inspection when inlet/outlets installed

x1 inspection to check top soil depth and seeding densities

Traditional drainage

x1 inspection to ensure manhole depths are correct and correct chamber type has been installed.

x1 inspection to check satisfactory installation of flow control chambers and devices.

x1 inspection to check completed inspection chamber inc. benching and finishes.

(Inspections for multiple chambers may be included in one site visit - 1 visit = £168)

2. As Built Records

The developer/contractor must provide a full suite of surface water drainage as built records to the SAB and the property owner upon receipt of the compliance certificate. The as built records must include spatially referenced locations for all underground surface water drainage pipework/inspection chambers and location details for all sustainable drainage components. As built records can be provided in electronic or paper format and should be submitted to SAB@merthyr.gov.uk.

3. Ownership Responsibility

Full details must be provided for roles and responsibilities for future maintenance of all SuDS features and all components that serve them. A homeowner pack should be submitted to the SAB as evidence that property owners will be made aware of their legal obligation to maintain SuDS under their ownership and not to alter them in any way unless the necessary approval has been sought.

4. Statutory Consultee Comments

Condition

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Advisory Notes

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.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

5. Operation and Maintenance Plan

Before commencing construction of the drainage system, the developer must develop an operating and maintenance plan, which has been produced in accordance with the requirements of the Statutory standards for sustainable drainage systems - Designing, Constructing, Operating and Maintaining surface water drainage systems. The plan must be formally approved by the SAB. The plan should also identify who will be carrying out the maintenance although the SAB will remain ultimately responsible for ensuring that the adopted drainage will be maintained in accordance with national SuDS Standards.

Will you please note that all conditions should be discharged promptly. A minimum notice of 5 working days should be given to the SAB Officer prior to commencement on site.

Appeals to the Welsh Government:

If you are aggrieved by the decision of the SAB to impose the conditions listed above, then you may appeal to the Welsh Government under the Flood and Water Management Act 2010(1) Schedule 3 – The Sustainable Drainage (Appeals) (Wales) Regulations 2018.

If you decide to appeal, then you must do so within six months of the date of this notice, in accordance with regulation 6(1)

Yours faithfully



Huw Williams
SENIOR SAB AND LAND DRAINAGE ENGINEER

