Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

Development Site off Ysguborwen Road, Dwygyfylchi

Cartrefi Conwy

Drainage Strategy Report

Prepared by:

Caulmert Limited
Office: Glyndwr Innovations Ltd, St Asaph Business Park, St Asaph, LL17 0JD
Tel: 01248 672666
Email: NickOwen@caulmert.com
Web: www.caulmert.com

Document Reference: 6005-CAU-XX-XX-RP-C-0301.S0.P03

August 2025

Caulmert
engineering environmental planning

APPROVAL RECORD

Site:	Development Site off Ysguborwen Road, Dwygyfylchi
Client:	Cartrefi Conwy
Project Title:	Residential Development
Document Title:	Drainage Strategy Report
Document Ref:	6005-CAU-XX-XX-RP-C-0301.S0.P03
Report Status:	Final
Project Manager:	**Nick Owen**
Caulmert Limited:	Glyndwr Innovations Ltd, St Asaph Business Park, St Asaph, LL17 0JD

Author	Nick Owen Associate	**Date**	31/05/2024
Reviewer	Jonathan Sykes Associate Director	**Date**	05/06/2024
Approved	Nick Owen Associate	**Date**	24/06/2024

Revision Log			
Revision	**Description of Change**	**Approved**	**Effective Date**
P02	Initial Draft Release	NWO	24/06/2024
P03	Issued for PAC Consultation	NWO	28/08/25

DISCLAIMER

Drainage Strategy Report

TABLE OF CONTENTS

DRAWINGS

1.0 INTRODUCTION

1.1 Background

1.1.1 This document outlines the basis for the surface water and foul drainage strategy for a proposed development off Ysguborwen Road adjacent to Maes Y Llan in Dwygyfylchi.

1.1.2 The proposed development will comprise mixed occupancy dwellings, and the construction of associated highway infrastructure works.

1.1.3 The drainage design will evolve to reflect the overall project needs following planned investigations. The aspects of the design which will be developed are set out in the report.

2.0 BELOW GROUND DRAINAGE

2.1 Existing Regime

2.1.1 The existing site is a vegetated greenfield space used for livestock grazing. The site houses an electricity sub-station and is crossed by below ground electricity cables, the route of which are to be confirmed. The site boundary area is approximately 0.5 hectares and falls from south to north from approximately 25m AOD to 13m AOD. The site is bound to the north by the A55 Trunk Road, and Maes Y Llan residential estate to the east. To the south is Ysgyborwen Road and to the west are open fields. Initial desk-top investigations indicate that there is no existing surface water and foul drainage on the site. From the topography of the site, it would appear exceedance surface water flow would naturally run towards the north-western corner of the plot to the boundary with the A55. An existing un-named watercourse crosses the neighbouring field to the west discharging through the boundary with the A55. Figure 1 below shows the existing site layout.

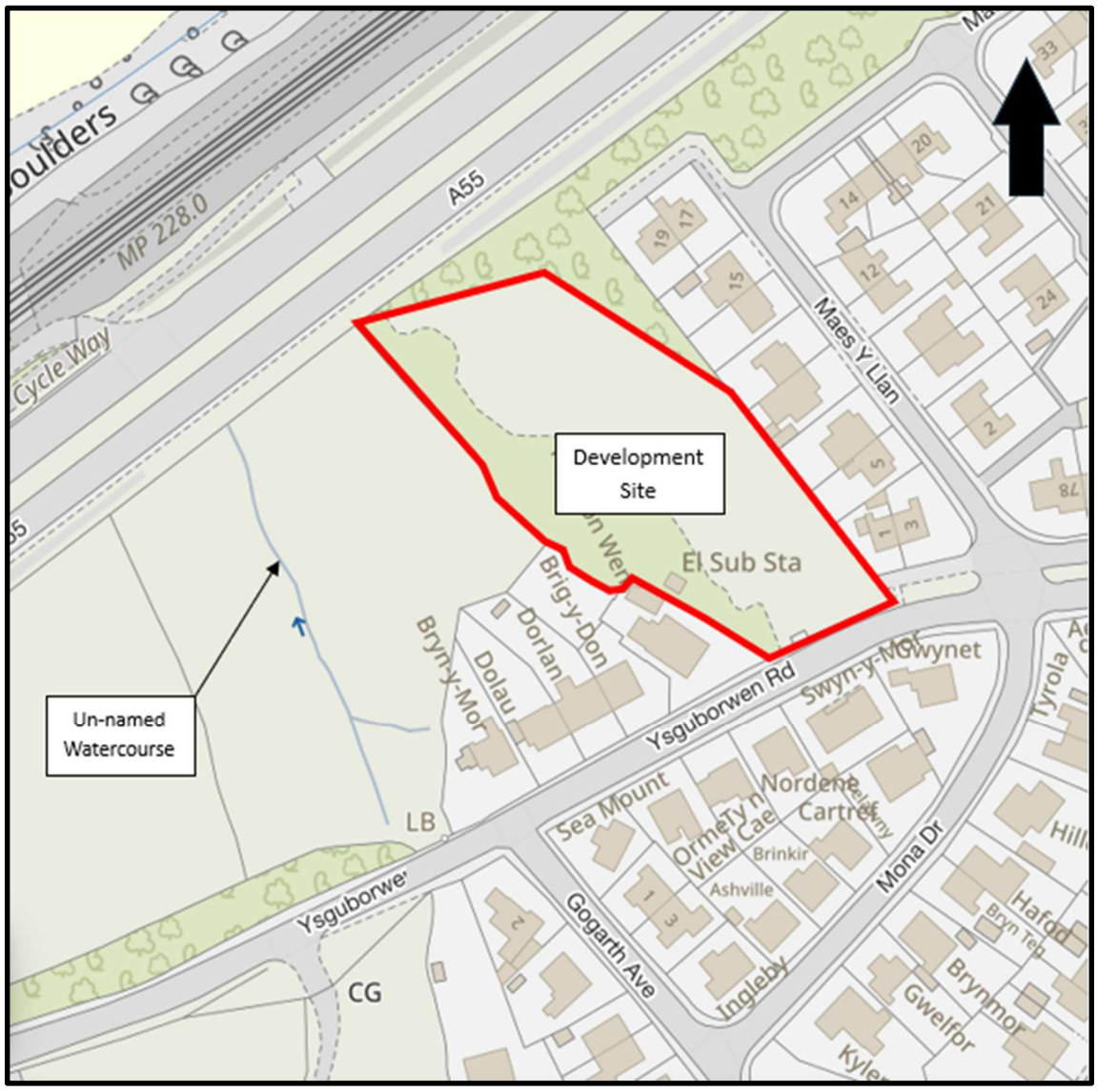


FIGURE 1 – EXISTING SITE LAYOUT

2.2 Proposed Surface Water Drainage Strategy

Surface Water will be managed on or close to the surface in most parts of the site, and close to the source. This will be achieved by use of water butts, rain gardens and porous paving to parking areas on plot to control surface water runoff. Due to the Highway Authority's adoption requirements, the access road drainage will include traditional road gullies for collection of surface water which will discharge to dry swales and filter drains which will convey flow to a shallow detention basin with a buried porous stone attenuation structure beneath.

Ground investigations including soakaway testing conducted on site have confirmed that the site's ground conditions are not suitable for the use of infiltration drainage as the primary solution for the management of surface water discharge.

The proposed drainage strategy for the development will be to provide an attenuated drainage network with restricted discharge off site.

Prior to construction SuDS Approving Body (SAB) approval will be required for the surface water drainage design which will need to be adopted following construction.

The following six standards need to be met to obtain SAB approval:

- S1 – Management Hierarchy
- S2 – Surface water runoff hydraulic control
- S3 – Water Quality
- S4 – Amenity
- S5 – Biodiversity
- S6 – Designing drainage for construction, operation, maintenance, and structural integrity.

<u>S1 – Management Hierarchy</u>

As part of the Welsh Government Standards the management of runoff from developments should be prioritised as to the choice of discharge destination. The priority hierarchy is listed below:

1. Collect for re-use;
2. Infiltrate to ground;
3. Discharge to a surface water body;
4. Discharge to a surface water sewer/highway drain;
5. Discharge to a combined sewer.

The development proposal is for individual residential dwellings. Whilst the first priority is to collect rainwater for re-use, harvesting was considered and deemed not suitable. From a cost/benefit approach, individual sole property systems are considered to be unsuitable. A shared communal harvesting system was considered for the shared apartment building, but this was still deemed inappropriate due to cost/benefit, management, and maintenance. The provision of rainwater butts in gardens at rainwater pipe locations will provide some rainwater re-use for garden maintenance along with the instillation of rain gardens.

The second priority is to consider infiltration of surface water runoff for the management of surface water runoff. Ground investigations conducted on site have confirmed that the site ground conditions are unsuitable for infiltration drainage.

It is therefore proposed that the raingardens and porous surface parking areas will function as attenuation structures for the dwelling plots discharging into the wider site drainage network. Access Road surface water run off would be collected by traditional gullies and discharged into the dry swales and filter drains. All flow would be conveyed through the site to the shallow detention basin and supplementary porous stone attenuation structure before controlled discharge off site through the flow control chamber.

Whilst infiltration discharge may not be feasible for the complete management of the runoff from the development, the provision of unlined attenuation structures within the drainage system will enable initial/low intensity rainfall to infiltrate through the base. This will help to manage the initial "first flush" runoff and reduce the volume of runoff leaving the site.

The third priority is to consider discharge to a surface water body. An existing watercourse is located approximately 40m south-west of the site running through an adjacent field north towards the A55 Trunk Road. Based on information obtained from the online Natural Resources Wales (NRW) main rivers map, it is assumed that the watercourse is culverted beneath the A55 discharging to the sea to the north. Investigations are ongoing, but it is proposed that with the agreement of the Welsh Government(WG)/North and Mid Wales Trunk Road Agent (NMWTRA) an outlet drain is constructed from the west corner of the site along the rear of the trunk road verge to discharge into the culverted watercourse and into the sea.

Discharge to surface water sewers/highway drains or combined sewers has not been considered.

S2 – Surface water runoff hydraulic control

As described above, ground investigations have determined that infiltration drainage system is not feasible. Discharge from the site will therefore be controlled to existing Greenfield runoff Qbar flow rate managed on site in SuDS attenuation structures prior to discharge. These will include:

- Rain Gardens.
- Porous pavements (parking).
- Dry Swales.
- Filter Drains
- Detention Basin.
- Buried Porous/Open Stone Storage Structure.

Roof areas where feasible will drain into water butts and rain gardens, and outflow from these will be conveyed to the porous paved driveways. Car Parking areas throughout the development will be constructed using porous pavement methods providing initial attenuation. Plot rainwater drainage systems will be directed through the porous pavement structure and discharge from the plot will be controlled before entering the wider site drainage network.

The discharge from the porous pavements will be conveyed through the site via a network of dry swales, filter drains and pipes to discharge into a detention basin at the bottom of the site.

Surface water runoff from the access road will be intercepted by traditional road gullies which will discharge into the online dry swales and filter drains. It is proposed that the access roads will be offered for adoption. The shallow detention basin will be constructed with an additional open stone storage structure beneath. The basin will be designed to infiltrate into the open stone storage structure below and overflow into the flow control chamber. Discharge from the flow control chamber will be restricted to the agreed Greenfield Runoff Qbar flow rate. Any exceedance flow will back up into the basin and stone attenuation structure to be stored whilst the flow is discharged from the site, and the water levels recede.

Flow up to and including the peak 1 in 30-year rainfall events will be stored below the surface within the drainage system. For exceedance flow above this up to and including the peak 100-year event with a 30% allowance added for climate change the proposal is to provide storage above ground within the detention basin area.

Discharge will be controlled to the Greenfield Runoff rates to be agreed. Initial calculated rates using the HR Wallingford Greenfield runoff IH124 estimation tool are:

- Qbar - 1.521l/s
- 1 in 1 year - 1.34l/s
- 1 in 30 year - 2.71l/s
- 1 in 100 year - 3.31l/s

It is proposed that runoff will be controlled to the Qbar discharge rate for all rainfall events with the required volume of attenuation provided.

An initial storage assessment using Micro Drainage software indicates that the likely storage volume for the 1 in 100-year peak rainfall event with an additional 30% allowance for climate change would be in the range of 215m³ - 317m³.

S3 – Water Quality

Water treatment will be provided via the SuDS components included throughout the drainage network.

- The pollution hazard from runoff from roof areas is considered very low and discharge through the porous pavement open subbase layer and rain garden / filter drain will provide sufficient pollution mitigation.
- The pollution hazard from runoff from individual driveway/residential car parking is considered low. Conveyance via the porous pavement open subbase layer, dry Swale structures and detention basin will provide sufficient pollution mitigation.
- The pollution hazard from runoff from low traffic roads, general access roads, is considered low. The conveyance of flow from these areas through the dry swales and detention basin will provide sufficient pollution mitigation. We have proposed the use of traditional road gullies within the access road but acknowledge that these cannot be considered part of the SuDS water treatment train.

It is therefore considered that adequate water quality treatment can be provided via SuDS components.

S4 – Amenity

In accordance with Ciria SuDS Manual Table 5, tree planting and landscape/grass zones within the development will provide air quality improvements.

Green and Blue SuDS in the form of rain gardens, dry swales, and detention basin along with the provision of public open space will help support flora and fauna for the benefit of the development community.

SuDS green and blue spaces will deliver health and wellbeing benefits by providing areas for recreation and relaxation.

S5 – Biodiversity

Green and Blue SuDS in the form of rain gardens, dry swales, and detention basin along with the provision of public open space will help support flora and fauna for the benefit of the development community.

The choice of vegetated components within the landscape design will consider the biodiversity benefits with a view to supporting and promoting appropriate habitat and species.

S6 – Designing drainage for construction, operation, maintenance, and structural integrity.

As far as is reasonably practicable the surface water drainage system will be designed with shallow SuDS components (rain gardens, permeable pavements, dry swales, and shallow detention basin) which can be constructed easily, safely, cost effectively and in a timely manner.

The drainage components will be designed with a view to them being easily maintained in accordance with the Operation, Management and Maintenance Strategy.

The structural integrity of the drainage components, particularly the permeable pavement elements of the system will be designed to withstand the anticipated loading conditions over the design life of the development, accounting for reasonable levels of maintenance.

The SuDS will need to be adopted by the SAB, and the limits of adoption will need to be defined. The SAB will be asked if it has any specific requirements for any SuDS elements it will be adopting.

Foul and Surface Water Drainage layout proposals are shown on drawing 6005-CAU-XX-XX-DR-C-1600.

FIGURE 2 – PROPOSED SITE LAYOUT

2.3 Proposed Foul Drainage Strategy

2.3.1 The proposed domestic foul drainage flows will be designed in accordance with the Building Regulations and BS EN 752:2008.

2.3.2 Pre-Planning consultation with Dwr Cymru/Welsh Water (DCWW) has concluded that foul flows from the proposed development can be accommodated within the public sewer network. DCWW have advised that the flows should be connected to the sewer network on the existing combined sewer located in Ysguborwen Road at or downstream of manhole SH73772302.

2.3.3 Ysguborwen Road is elevated approximately 8m above the lower levels of the existing site. Therefore, foul flows from the proposed development will need to be pumped from the bottom of the site up to the sewer in Ysguborwen Road. The proposed design will therefore comprise a gravity sewer network to collect and convey foul flows from the plots down to a Type 2 pumping station sited close to the turning head at the bottom of the access road. The turning head will need to be sized to accommodate a tanker manoeuvring as well as being compliant with CCBC adoption standards, Flow will then be pumped back up the access road via a rising main to discharge into the combined sewer in Ysguborwen Road.

3.0 FURTHER INVESTIGATIONS AND DESIGN DEVELOPMENT

3.1.1 Investigations are ongoing regarding existing off site surface water drainage and culverted watercourse links crossing the A55 Trunk Road. Following the conclusion of these investigations, consultation will be had with WG/NMWTRA to agree a viable outfall option within the A55 Trunk Road boundary.

4.0 CONCLUSIONS

4.1 Conclusions

4.1.1 Prior to construction works commencing on site, a SAB application for the SuDS surface water drainage design will need to be submitted and approved. This will need to include an agreed outfall solution for the site. Where any drainage crosses third party land relevant landowners will need to be included in the Surface Water SuDS Adoption Agreement with the SAB. In accordance with the SuDS Approval Body guidelines the six standards as set out in this report will be considered and appropriately addressed within the detailed surface water drainage designs.

4.1.2 Prior to the construction of any foul drainage, the developer is required to enter into a Section 104 foul sewer adoption agreement with DCWW.

DRAWINGS

- 6005-CAU-XX-XX-SK-C-0103 – Indicative Drainage Layout

NOTES

1. DO NOT SCALE FROM THIS DRAWING, WORK FROM FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN METRES AND ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM UNLESS NOTED OTHERWISE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.

EXISTING OUTFALL TO EXISTING CULVERTED WATERCOURSE

EXISTING CULVERTED WATERCOURSE

FLOW CONTROL CHAMBER. DISCHARGE RESTRICTED TO 1.5l/s (Qbar)

SHALLOW DETENTION BASIN WITH BURIED STONE CELL ATTENUATION STRUCTURE. STORAGE VOLUME 208m³

TERRACED PUBLIC OPEN SPACE AREA WITH 600mm HIGH BENCHES AND STEPS

TYPE 2 FOUL PUMPING STATION

EXISTING UN-NAMED WATERCOURSE

225mm DIA COMBINED SEWER

Ffynnon Wen

El Sub Sta

Brig-y-Don

Dorlan

Dolau

Bryn-y-Mor

Swyn-y-Mor

Nordene

Gwynet

YSGUBORWEN ROAD

A55 EXPRESS FLOW

19 17 15 14 12 5 3 1

KEY

- SURFACE WATER SOLID CARRIER DRAIN
- SURFACE WATER PERFORATED FILTER DRAIN
- SURFACE WATER INSPECTION CHAMBER
- SURFACE WATER MANHOLE
- SURFACE WATER HYDRO-BRAKE CHAMBER
- SURFACE WATER ORIFICE CONTROL CHAMBER
- FOUL WATER SEWER (ADOPTED)
- FOUL WATER MANHOLE (ADOPTED)
- FOUL WATER INSPECTION CHAMBER M
- FOUL RISING MAIN
- G ROAD GULLY
- ACO THRESHOLD CHANNEL OR EQUIVALENT
- POROUS DRIVEWAY ATTENUATION (PRIVATE)
- RAIN GARDEN ATTENUATION (PRIVATE)
- DRY SWALE
- FILTER DRAIN
- 150mm DIAMETER SWALE INLET BY ACO OR EQUIVALENT
- RWP RAINWATER PIPE
- WB WATER BUTT

REV	MODIFICATIONS	BY	RE	AP	DATE
P02	ISSUED FOR PAC CONSULTATION	NWO	NWO	-	27-08-25
P01	SAB PRE-APP SUBMISSION	NWO	NWO	-	18-12-24

PURPOSE OF ISSUE: DRAFT — STATUS: S0

CLIENT: CARTREFI DEVELOPMENTS LIMITED

PROJECT: DEVELOPMENT SITE OFF YSGUBORWEN ROAD DWYGYFYLCHI

TITLE: FOUL AND SURFACE WATER DRAINAGE LAYOUT

DESIGNED BY	DRAWN BY	REVIEWED BY	AUTHORISED BY
NWO	NWO	NWO	-
DATE	SCALE @ A1	JOB REF:	REVISION
18-12-24	1:250	6005	P02

DRAWING NUMBER: 6005-CAU-XX-XX-DR-C-1600

Caulmert engineering environmental planning

WWW.CAULMERT.COM

Registered Office: InTec, Parc Menai, Bangor, Gwynedd, LL57 4FG Company Registered No: 06716319

ATTACHMENTS

- PPA0008683 – DCWW Pre Planning Consultation Response Letter
- PPA0008683 – DCWW Sewer Records Plan
- CAS-253746-C358 – NRW Pre App Consultation Response Letter

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Mr Nicholas Owen
Caulmert Limited
St Asaph
Denbighshire
LL17 0JD

Date: 07/05/2024
Our Ref: PPA0008683

Dear Mr Owen,

Grid Ref: 273152 377363
Site Address: Dwygyfylchi, LL34 6PT
Development: 14 dwellings off Ysguborwen Road, Dwygyfylchi

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to 14 dwellings at Ysguborwen Road and acknowledge that the site is allocated within the Local Development Plan (LDP) for 15 units (Ref: Ysguborwen Road). In reference to our representations during the LDP consultation process, namely the 'Statement of Common Ground', we can confirm that an assessment has been undertaken of the public sewerage and watermains systems to accommodate 14 units and informs our appraisal as follows.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Penmaenmawr Wastewater Treatment Works (WwTW).

You are 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 you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Conwy County Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manhole SH73772302 located in Ysguborwen Road. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

Foul Water Drainage – Sewage Treatment

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Potable Water Supply

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the '3"CI' diameter watermain in '273199, 377314' location. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

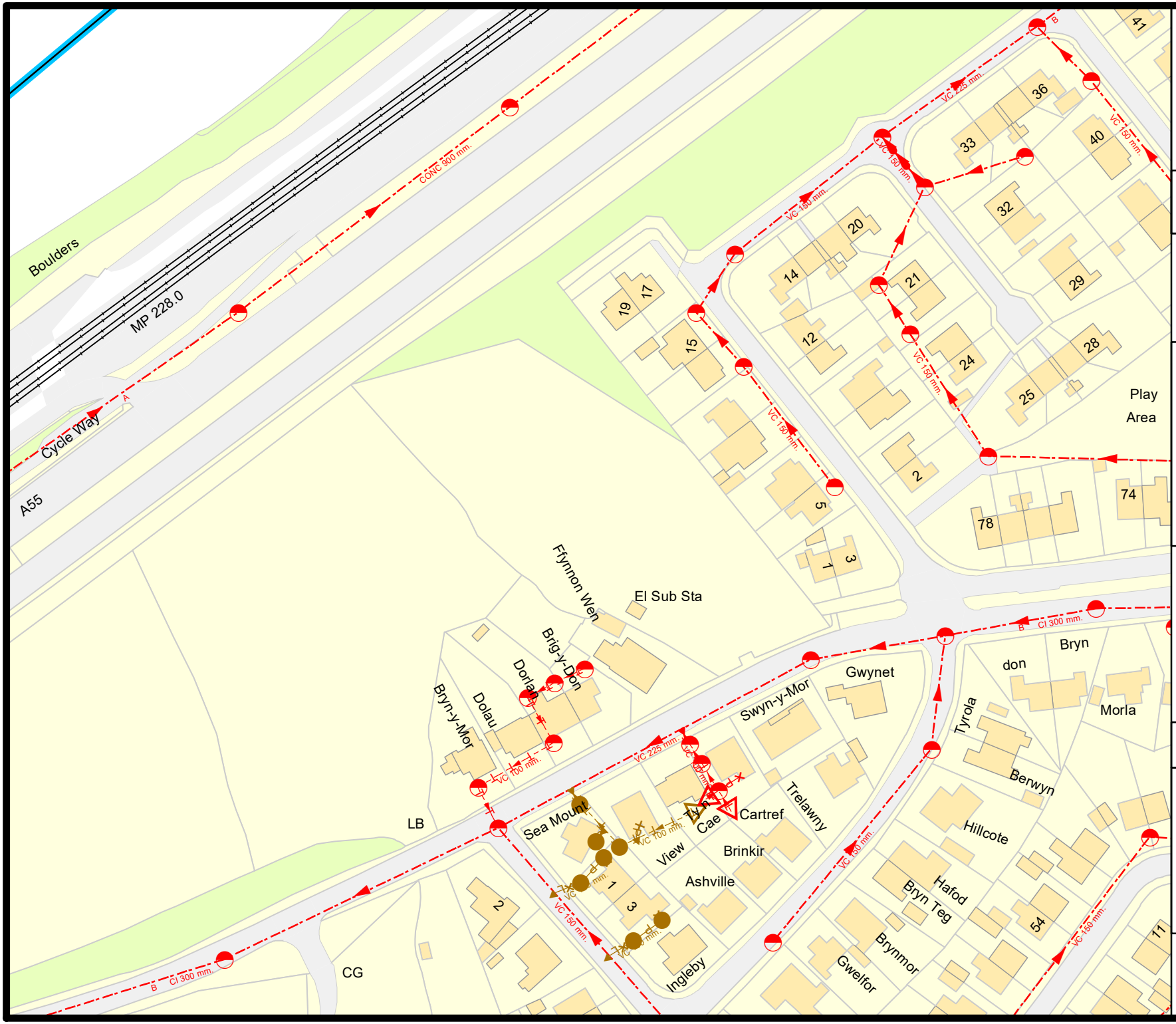
Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Owain George
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*



Dŵr Cymru
Welsh Water

PPA0008683

N
W E
S

LEGEND(Representative of most common features)

Waste network:

	Foul chamber		Outfall
	Surface water chamber	LH	Lamphole
	Combined chamber		Storm Overflow
CO	Combined sewer overflow		Rising main
SPC	Special purpose chamber		Gravity sewer
	Treatment works	P	Private sewer
	Pumping station	S 104 P	Private sewer subject to Sect. 104 adoption agreement
		T	Private Sewer Transfer
		L	Lateral Drain
			Inspection Chamber

NB: Sewer symbol colour indicates the type.

RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

Map Ref:	273151,377361
Map scale:	1:1300
Printed by:	Carys Barwell
Printed on:	02 May 2024

Ein cyf/Our ref: CAS-253746-C3S8

Caulmert Limited
By email: nickowen@caulmert.com

Dyddiad/Date: 19 April 2024

Dear Sir/Madam,

PROPOSAL: 14 mixed occupancy dwellings and associated infrastructure (bungalows, traditional houses, and apartments)

LOCATION: Land off Ysguborwen Road, Dwygyfylchi, Conwy, LL34 6PT

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 15 April 2024.

We have considered your enquiry in relation to our Development Planning Consultations Topics document (September 2018). We advise the following matters are relevant to your site / proposed development and suggest you consider these further prior to the submission of any planning application:

Flood Risk

The site lies within Zone A of the Development Advice Maps (DAM) contained within Technical Advice Note (TAN) 15: Development and Flood Risk (2004).

TAN15 advises for development located in Zone A the justification test is not applicable and surface water requirements apply. The acceptability criteria is for no increase in flooding elsewhere to occur as a result of the development. Given the location of development in Zone A, we advise surface water requirements should be assessed. We note it is for the Local Authority's Land Drainage Department to comment on the suitability of these proposals.

European Protected Species (EPS)

Our records show there may be protected species in the vicinity of the site (bats). We advise liaison with the Local Planning Authority's ecologist to discuss and agree the scope of any surveys required. We refer you to our website for further advice.

Foul Drainage

Before deciding a planning application, the Local Planning Authority needs to be satisfied the foul drainage arrangements for the proposed development are suitable. From the details submitted there is no reference to the foul drainage arrangements for the proposed development. We recommend you provide details regarding foul drainage arrangements with any planning application.

We refer you to Welsh Government Circular 008/2018 on private drainage, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer.

Groundwater Protection and Land Contamination

Advice on environmental considerations and the assessments needed to support your planning application can be found on our external website.

- For advice on how to deal with possible land contamination on your development visit: http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/land-contamination/?lang=en
- For advice on how to protect groundwater at your development visit: http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/protecting-groundwater/?lang=en

Protected Sites

The site lies within 380m of the Liverpool Bay / Bae Lerpwl (Wales) Special Protection Area (SPA) and Y Fenai a Bae Conwy / Menai Strait and Conwy Bay Special Area of Conservation (SAC).

Special Area of Conservation / Special Protection Area

The Local Planning Authority (LPA) is the Competent Authority for the purposes of the Conservation of Habitats and Species Regulations 2017. As such, they must not agree to any plan or project unless they are certain it will not adversely affect the integrity of a Special Area of Conservation (SAC) or SPA.

The LPA should carry out a test of likely significant effects (TLSE) for the SAC, which is required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. This test applies to impacts on the SACs from the proposed works, either alone or in combination with other plans and projects.

If the test concludes there is likely to be a significant effect then an Appropriate Assessment of the impacts on the SAC from the proposed works, either alone or in combination with other plans and projects, will be required. We would be able to assist with that assessment in our role as the Statutory Nature Conservation Body under the above Regulations.

Site of Special Scientific Interest

The Wildlife and Countryside Act 1981 (as amended) places a duty on public authorities in exercising their functions, so far as this is likely to affect the flora, fauna, geological or physiographical features of a Site of Special Scientific Interest (SSSI), to take reasonable

steps consistent with the proper exercise of their functions to further the conservation and enhancement of those features.

We refer you to our website for further advice.

Provision of Data

In addition to the above, please note, we can also provide certain data free of charge, as set out in our Open Data Policy. Customers can access our data via our website.

Other Matters

Please note, the view expressed in this letter is a response to a pre-planning enquiry only. We trust these comments will prove helpful, but they should not set a precedent for any future Natural Resources Wales' response to any formal application for planning permission or other legal consent. Such applications shall be assessed on the information submitted and regulations of relevance at that time. The details contained in this letter are based on the information available to date.

As part of our discretionary advice service, we can provide further advice relating to land contamination, groundwater and flood risk prior to your planning application being submitted. There is a charge for this service. Further details are available on our website.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully,

Tristan Williams
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

WWW.CAULMERT.COM

Caulmert
engineering environmental planning

Registered Office: InTec, Parc Menai, Bangor, Gwynedd, LL57 4FG
Tel: 01248 672666
Email: contact@caulmert.com
Web: www.caulmert.com