

DRAINAGE STRATEGY REPORT

PROPOSED CABIN DEVELOPMENT AT

PARK GARDENS

BEGELLY

PEMBROKESHIRE

SA68 0AA

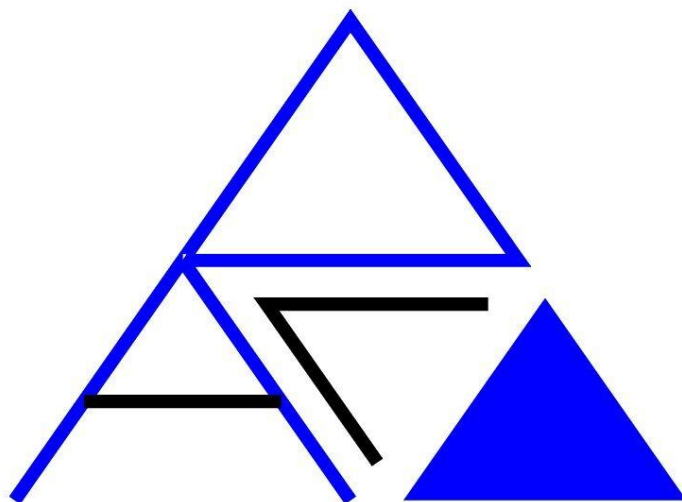
JOB No.: 21343

REF.: 21343-RCA-01-XX-RP-C-DSR-S3-P02

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Prepared By:	Date:
	October 2025
Checked By:	Date:
	October 2025
Approved By:	Date:
	October 2025



Roger Casey Associates
Consulting Civil & Structural Engineers

DOCUMENT REVISION RECORD

Version	Description	Date	Originator	Approver
S3-P01	Draft issue for review.	01/10/2025	PWJL	PWJL
S3-P02	PAC issue.	29/10/2025	PWJL	PWJL

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1.0 INTRODUCTION

Mr Darren Thompstone has instructed Roger Casey Associates to prepare a Drainage Strategy Report in respect of a proposed cabin development and associated works including access, car parking, hard and soft landscaping and drainage infrastructure.

The purpose of this report is to describe the existing site and associated drainage infrastructure and to identify a sustainable solution for the proposed foul and surface water drainage to serve the new development.

The National Grid Reference of the approximate centre point of the proposed development site is SN 119632 07538, Easting 211932, Northing 207538.

This Drainage Strategy Report is prepared to support the planning application only and outlines the proposals to ensure all foul and surface water drainage design and management is carried out in accordance with current best practice and statutory guidelines and inform the detail drainage design stage.

2.0 SITE CONDITIONS AND TOPOGRAPHY

The site is an irregular shape on plan, located to the southern edge of the village centre of Begelly just off the A478. Residential developments are adjacent to the southern and western boundaries with wood and grass land adjoining the north and western boundaries.

The proposed development will be accessed via Park Gardens.

A copy of the site location plan is included in Appendix A.

The profile of the land falls in south/southeast direction at varying gradients towards Park Gardens and the wooded areas beyond the development area.

A copy of the topographical site survey is included in Appendix B.

3.0 **FLOOD RISK**

The proposed use of the site, cabins, will classify the risk as being a 'Highly Vulnerable Development' (TAN 15, Figure 4). However, in accordance with Natural Resources Wales Flood Risk Mapping the site is located within an area designated being Flood Zone 1.

A copy of the proposed site plan is included in Appendix C.

In accordance with guidance contained within TAN 15, site specific Flood Consequence Assessments are not required to sites located within Zone 1, however should be informed by Strategic Flood Consequence Assessment. In addition, sound drainage design incorporating aspects of Sustainable Urban Drainage Systems (SuDS) is applicable to the development.

National Resources Wales (NRW) Flood Map for Planning is included in Appendix D.

Planning Policy and Technical Advice Note (TAN) 15 lists six sources of flooding which need to be considered in the assessment of flood risk and the probability of flooding at the Site Location.

Flooding from Rivers or Fluvial

Not applicable - Flood Zone 1 as demonstrated on Flood Map in Appendix D.

Flooding from the Sea or Tidal Flooding

Not applicable - Flood Zone 1 as demonstrated on Flood Map in Appendix D.

Flooding from Land

Not applicable due to surface water management within the proposed drainage strategy leading to detail design. Proposed external ground formation/levels must form appropriate informal overland flow routes within the landscaping and external area design to safely transfer any flood water away from the proposed buildings and any other existing premises.

Flooding from Groundwater

During the site investigation works by Listers Geotechnical and Geoenvironmental Consultants, ground water strikes and seepages were encountered at depths between 1.2 and 2.3 m below ground.

3.0 FLOOD RISK (Continued)

Flooding from Sewers

Not applicable due to foul and surface water management within future drainage design. Notwithstanding blockage or catastrophic failure of drainage systems upstream of development site resulting in overland flows not being contained within kerb upstand heights, surface gradients, etc.

By the nature of the unit construction, cabin floor levels will be kept above the level of the relevant adjacent roads and drives.

Flooding from Reservoirs, Canals and Other Artificial Sources

Not applicable due to Site Location and demonstrated on Flood Map in Appendix D.

4.0 **EXISTING DRAINAGE AND SITE INVESTIGATIONS**

Foul Water Drainage

Pre-Planning Advice (PPA) was sought from Dwr Cymru Welsh Water (DCWW) under their reference PPA0007986 (see Appendix E) in July 2023. This response confirms capacity being available within the public sewer network and treatment system to accept foul water flows from the proposed development. We expect an updated position from DCWW as part of the PAC process and their reply to the same. Following which, this report will be updated accordingly.

Surface Water Drainage

On 7 January 2019, the Welsh Government implemented Schedule 3 of the Flood and Water Management Act (2010). The new mandatory regulations make the incorporation of sustainable drainage systems (SuDS) compulsory in new developments in order to help reduce flood risk and improve water quality. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers. Schemes must be approved by the Local Authority acting in the role of SuDS Approving Body (SAB) before construction begins.

For the purposes of this Drainage Strategy Report to support a planning application, only the surface water runoff destination will be discussed to provide evidence to the LPA that a surface water drainage scheme on this site is achievable.

With reference to Standard S1 of the Statutory Sustainable Drainage Systems Standards, surface water runoff destination is considered in five priority levels:

Priority Level	Flow Destination
1	Surface water run-off is collected for use;
2	Surface water runoff is infiltrated to ground;
3	Surface water runoff is discharged to a surface water body;
4	Surface water runoff is discharged to a surface water sewer, highway drainage, or another drainage system;
5	Surface water runoff is discharged to a combined sewer.

4.0 EXISTING DRAINAGE AND SITE INVESTIGATIONS (Continued)

Following investigations and in response to each of the Priority Levels:

1. At this stage it is not envisaged that a viable reuse opportunity will exist due to the nature of the development.
2. Listers undertook trial holes and soakaway testing at the proposed site location in March 2023. Taking into account of the fine-grained nature of the soils and the shallow ground water it is considered soakaway drainage is unlikely to be suitable across the northern half of the site. There is potential within the made ground on the southern half of the site, but unlikely to be suitable in deeper strata in this area, being fine-grained also. There is the potential for permeable surfaces to be allowed to self-drain with further targeted testing locations and depth.
3. An existing pond and watercourses are present on site. In light of a full solution not being available at Priority Level 2, it is proposed that surface water flows would be attenuated and drained into these watercourse locations.
4. Not considered further due to available surface water drainage destination at Priority Level 3.
5. Not considered further due to available surface water drainage destination at Priority Level 3.

Following consideration of the available surface water destinations, we would propose the following SuDS features be incorporated into the final development design to meet Welsh Government SuDS Standards for SAB Approval:

- New access roads laid to crossfall to a dry swale where possible, attenuated and drained to the ordinary watercourse.
- New parking areas laid in permeable surfaces with opportunity for infiltration into the underlying ground strata with exceedance flow attenuated into the ordinary watercourse.
- Cabin roofs drained into swales and/or filter drains with attenuation in sub-catchment basins with attenuated outlets leading to ordinary watercourse/pond.
- Opportunity to form rain gardens in some areas around units and landscaping scheme.

5.0 PROPOSED DRAINAGE STRATEGY AND SUMMARY

The proposed development will be served by separate foul and surface water drainage systems discharging as follows based on existing drainage and site investigations outlined above. A Drainage Strategy Site Plan is provided in Appendix F and will be used as a base to develop detail design from.

Foul Water Drainage

All foul water drainage flows will be collected from the proposed development via a new gravity sealed pipe system. This will be connected into the existing foul water drainage system in Park Gardens which communicates with the public sewer network mentioned in DCWW PPA.

Surface Water Drainage

The proposed development's surface water drainage will have to comply with Welsh Government Statutory standards for sustainable drainage systems. These Standards are enforced by Pembrokeshire County Council acting as the Sustainable urban Drainage System Approving Body (SAB).

As part of the detail design the surface water runoff destination, surface water runoff hydraulic control, water quality, amenity, biodiversity and design of drainage for construction, operation and maintenance must be considered. These are referred to as Standards S1 to S6. At this planning stage only standards S1 and S2 are considered (surface water runoff destination and surface water runoff hydraulic control).

SuDS measures will be provided as part of the detail design of the development to address SuDS Standards S1 to S6. On the basis of the soakaway test results, surface water cannot be solely infiltrated into the ground. Exceedance flows beyond those given opportunity to infiltrate will be attenuated to greenfield run-off and discharged into the ordinary watercourse and pond located to the east of the development land. The attenuation storage will be designed to accommodate the 6 hour 1:100-year return storm with +40% allowance for climate change with a 10% allowance for urban creep.

Upstream of the regional and site flow control devices other SuDS measure would be employed. This would be determined as part of the detail surface water drainage design prepared for SAB Approval.

5.0 PROPOSED DRAINAGE STRATEGY AND SUMMARY (Continued)

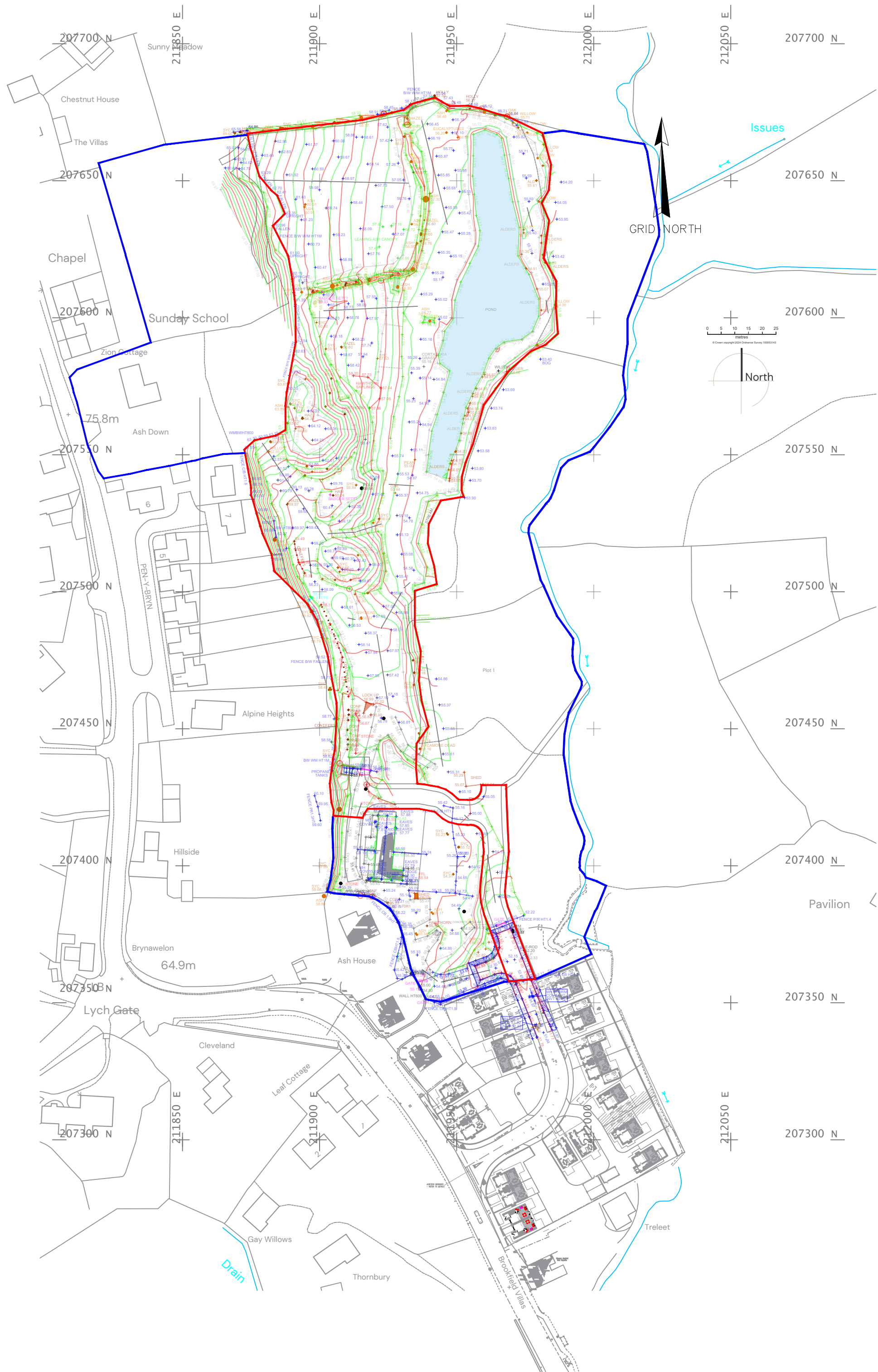
Flooding

As noted in Section 3.0 the site is located in a low flood risk location considered by TAN 15.

A handwritten signature in black ink, appearing to read 'P. Lawrence', is positioned above the printed name and title.

**Philip Lawrence MCIHT GMICE
Technical Director – Civil Engineering
for Roger Casey Associates**

APPENDIX A – SITE LOCATION PLAN



A2

All dimensions are in millimeters unless otherwise stated. Do not scale from this drawing. Check dimensions on site, report any discrepancies immediately.
Drawings are copyright of Pensaerniaeth Williams Architecture Ltd. and must not be altered, reproduced, or passed on to any third party without prior consent.

D. Thompstone

Begelly, Pembrokeshire

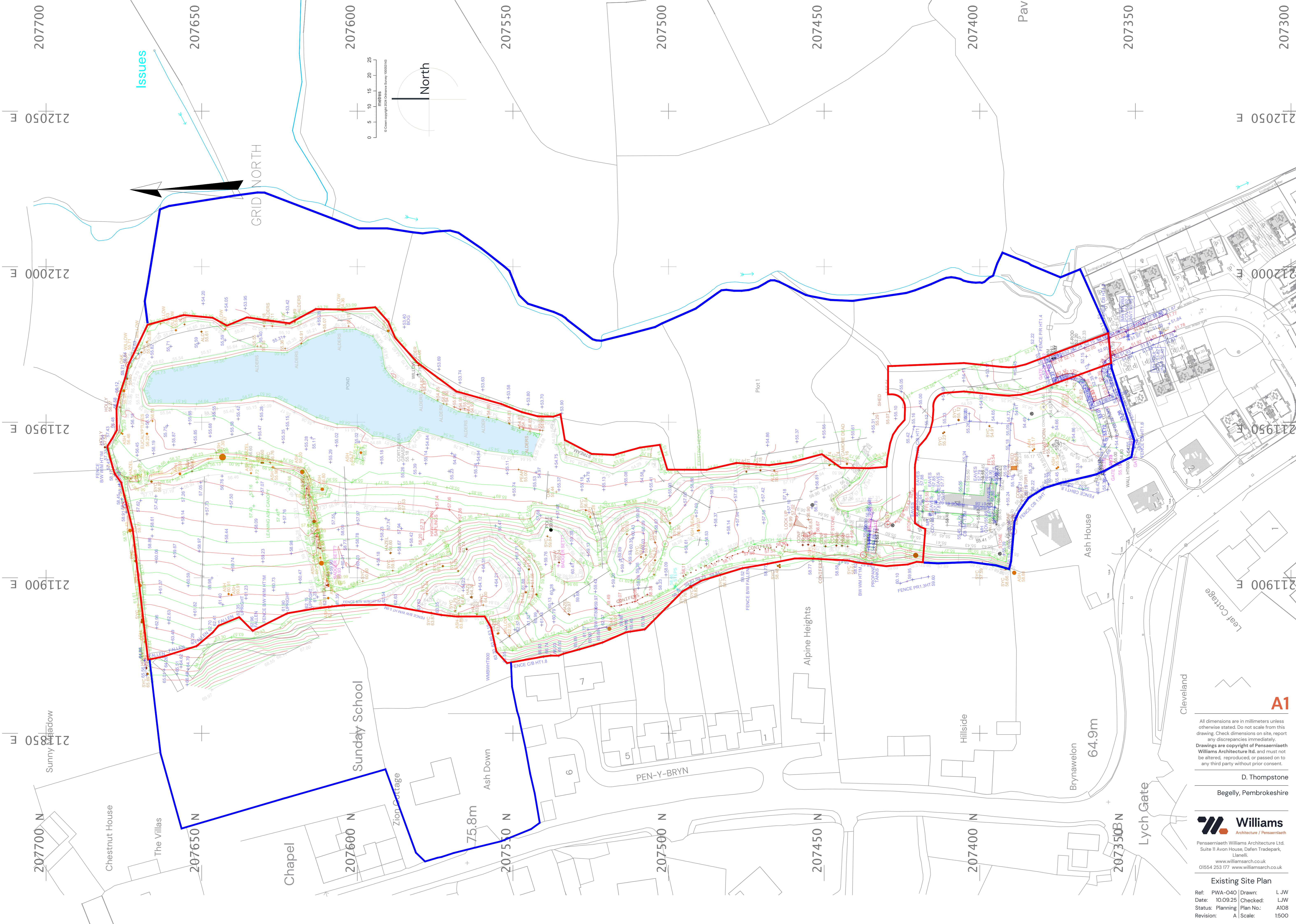


Pensaerniaeth Williams Architecture Ltd.
Suite 11 Avon House, Dafen Tradepark,
Llanelli.
www.williamsarch.co.uk
01554 253 177 www.williamsarch.co.uk

Location plan

Ref: PWA-040	Drawn: L JW
Date: 10.09.25	Checked: LJW
Status: Planning	Plan No.: A109
Revision: A	Scale: 1:1250

APPENDIX B – TOPOGRAPHICAL SURVEY PLAN



APPENDIX C – PROPOSED SITE PLAN

APPENDIX D – NATURAL RESOURCES WALES FLOOD MAP FOR PLANNING

Flood Map for Planning - Detail
Cabin Development at Park Gardens

Legend

TAN15 Defended Zones

 Rivers

 Sea

 Rivers and Sea

Rivers

 Flood Zone 3

 Flood Zone 2

Sea

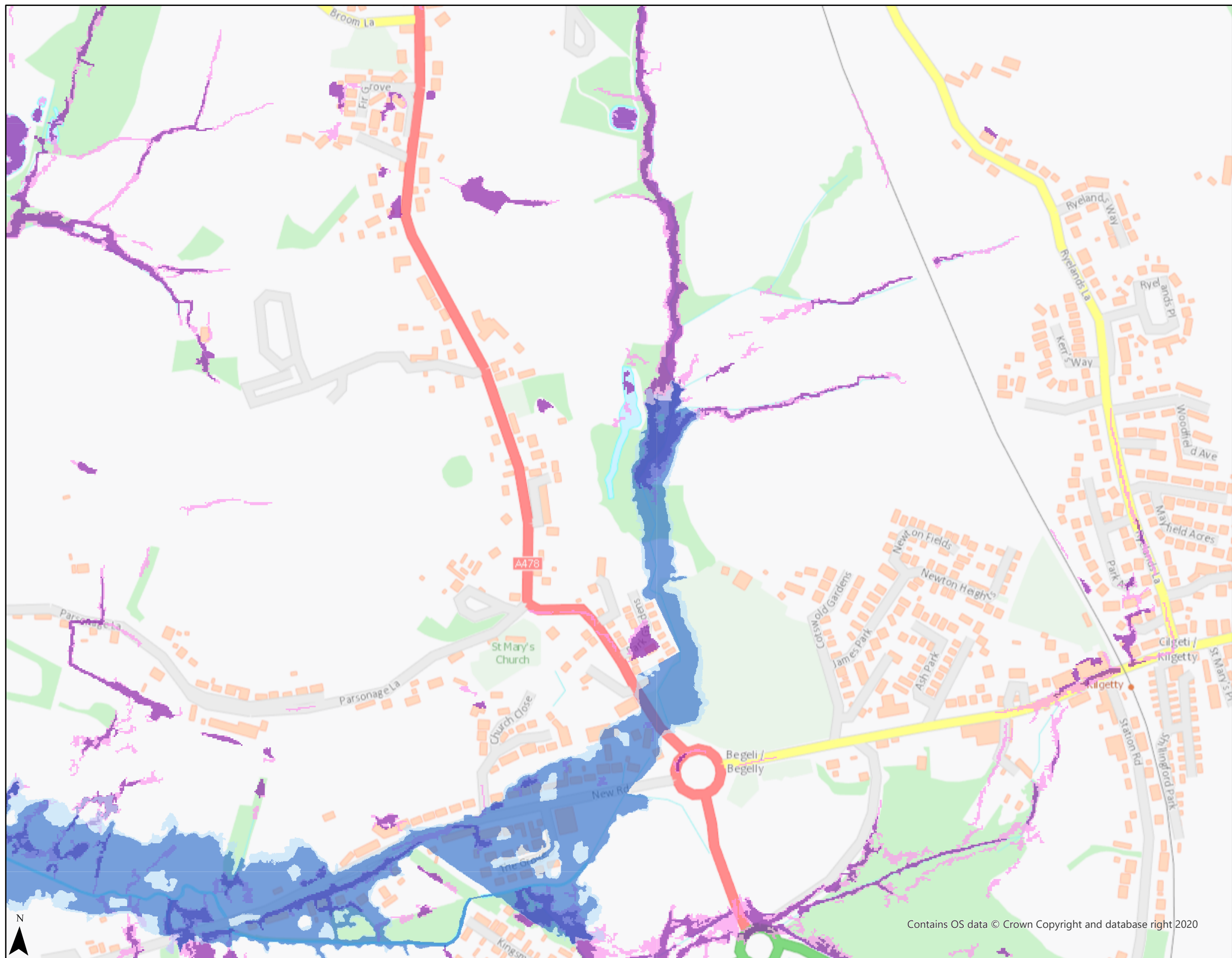
 Flood Zone 3

 Flood Zone 2

Surface Water and Small Watercourses

 Flood Zone 3

 Flood Zone 2



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Scale at A3: 1:5,000

Date: 01/10/2025

Disclaimer

<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

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APPENDIX E – DWR CYMRU WELSH WATER PRE-PLANNING ADVICE

Mr Darren Thompstone
Castle Homes
Adra
The Glen
Saundersfoot
Pembrokeshire
SA69 9NR

Date: 12/07/2023
Our Ref: PPA0007986

Dear Mr Thompstone,

Grid Ref: 211927 207566
Site Address: Off Park Gardens Begelly
Development: Cabins at Park Gardens

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.

Firstly, we note that the proposal relates to a proposed development of 23 holiday units and comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a foul sewerage system, which drains to Langdon Waste water Treatment Works (WwTW).

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

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 Pembrokeshire 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 can be connected to the 150mm public foul sewer that is located within the boundary of the site.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

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.

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.

SEWAGE TREATMENT

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

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. 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.



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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

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.



LEGEND

Clean network:		Sluice valve		Stop tap
		Pressure reducing valve		Water Treatment Works
		Meter		Water Pumping Station
		Bulk meter		Existing main
		Hydrant		Non-operational main
		Cap end		Raw Water
		Air valve		

NB: Water main symbol colour indicates the type.

LIGHT BLUE	- Trunk
DARK BLUE	- Distribution
YELLOW	- Raw Water

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.

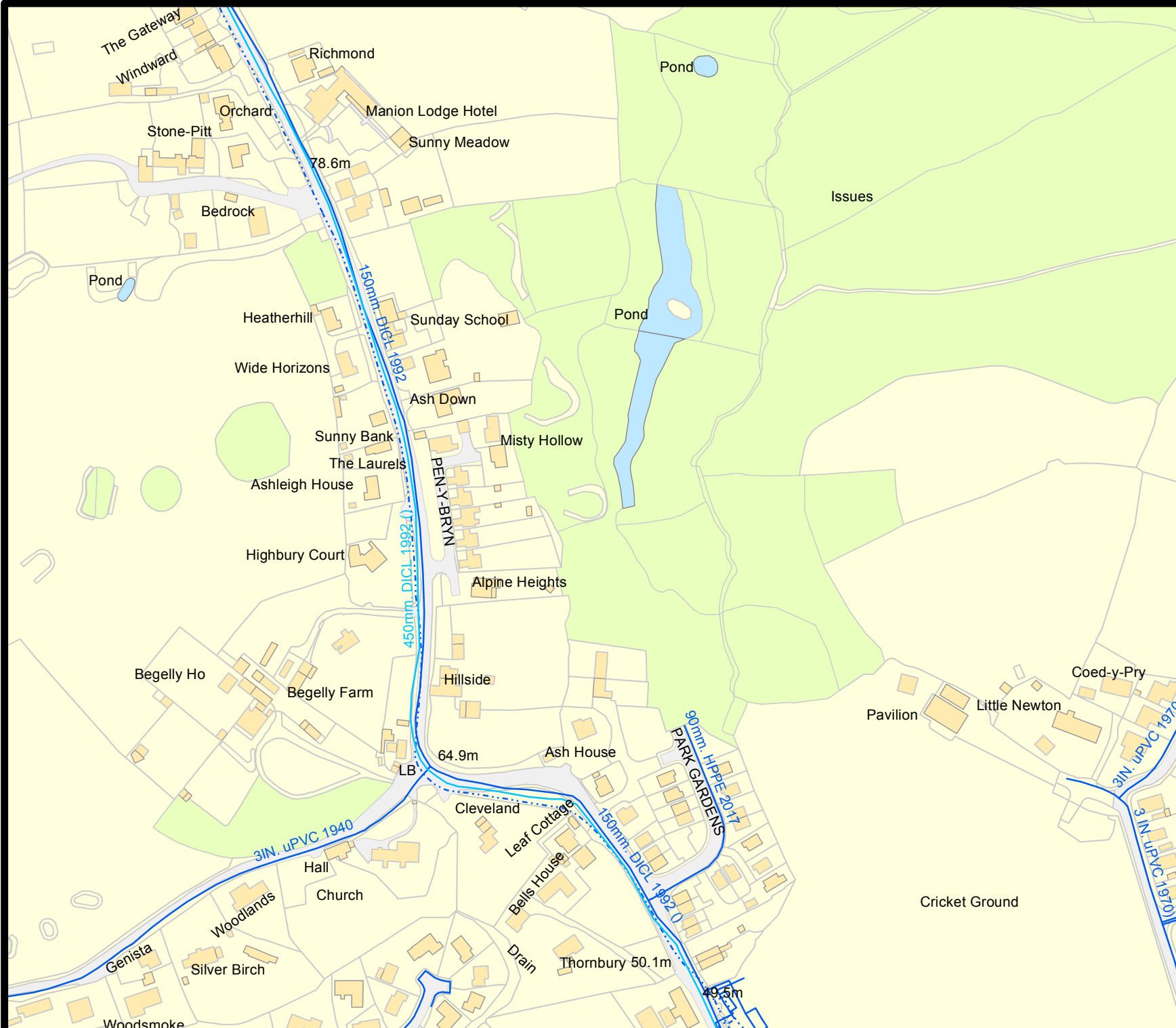
Dŵr Cymru Cylfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus. The error of location appears before carrying out any excavations and is entirely on you. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 109 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 water mains, service pipes, drains, water closets or disposal pipes and any excavations should be made in September 1998, or if that is not the preferred method of locating and positioning of pipes, it must be considered that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's rights to be compensated for any damage to be repaired.

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

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 211923,207493
Map scale: 1:2800
Printed by: Natalie Walmsley
Printed on: 13 Jul 2023





Dŵr Cymru
Welsh Water

Sewer Plan PPA0007986



LEGEND(Representative of most common features)

Waste networks:

	Foul chamber		Surface water chamber		Outfall
	Combined chamber		Lamp hole		Storm Overflow
	Combined sewer overflow		Rising main		Gravity sewer
	Special purpose chamber		Private sewer		Private sewer subject to Sect. 104 adoption agreement
	Treatment works		Private Sewer Transfer		Lateral Drain
	Pumping station		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.

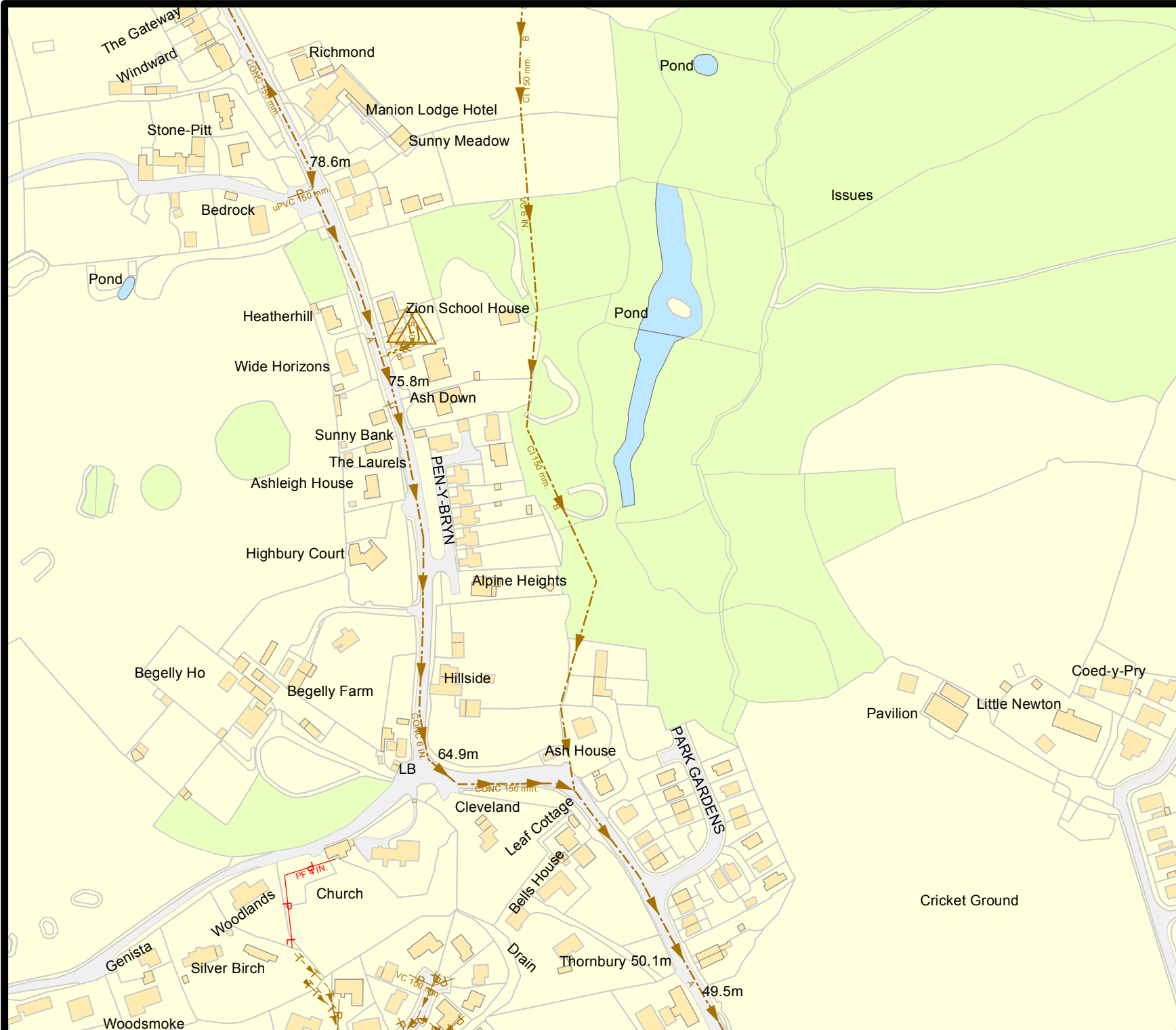
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Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Safle gwe: www.dwrcymru.com

VAT RECEIPT

Invoice No: 52/8300681197
Customer Ref: 902904209
Order No:
Job Number: PPA0007986
Job Date:

Location:
Castle Homes
off Park Gardens
Begelly
SA68 0YH

VAT No: GB771123159

Contact: Dwr Cymru Welsh Water

Tel: 0800 917 2652

Date: 26.06.2023

Page: 1 of 1

Description	Qty	Unit	Unit Price	Total Value
Level 1 Pre-planning Advice	1.00	EA	72.76	72.76

VAT %	Nett	VAT	TOTAL	VAT TOTAL	INVOICE TOTAL
20.000	72.76	14.55	87.31	14.55	87.31

Payment Received with thanks

We're not-for-profit. Every single penny we make goes back into looking after your water and environment. You can contact us in Welsh or English.

Rydym yn gwmni nid-er-elw. Mae pob ceiniog a wnawn yn mynd i ofalu am eich dŵr a'ch amgylchedd. Cysylltwch a ni yn Gymraeg neu'n Saesneg.

Dŵr Cymru Cyf. (No./Rhif 2366777)

A limited Company registered in Wales:

Cwmni cyfyngedig wedi'i gofrestru yng Nghymru:

Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT

Planning and new development

What you should do, and how we can help





Whether you're a homeowner with plans to extend your home, a builder working on a new house or a developer working on a new housing site, you need to involve us in the planning process. Even if you are just thinking about building, getting us involved early can help your project run smoothly and address any water and drainage matters as early as possible in the development process.

How can we help?

As water and waste services are at the forefront of public health and protection of the environment, we play a key part in the town and country planning process.

If you're planning on building new houses, our team of dedicated planning officers can give you advice and guidance at all stages of the process, including pre-application, planning application and discharge of condition.

When it comes to your new development, by getting us involved in the planning stages, we can:

- Assess whether the current local water and sewerage networks have capacity to service your new site (and if they can't, then identify whether the network can be reinforced to support your new site)
- Mitigate any potential negative impact that the new development could have on the performance of our infrastructure, the service we provide to customers, and the wider environment
- Identify where new development and growth is planned so that we can target investment in our existing infrastructure within these areas
- Provide advice on making new water and waste connections to our networks once your development is complete and ready to be occupied
- Identify any existing water or waste pipes in or near to the site, so we can advise on their location and let you know your options for protecting and/or diverting our assets for the lifetime of the development





Step 1: Use our pre-planning service

What is our pre-planning service?

We encourage all developers to engage with us as early as possible to ensure any water and drainage matters that might arise during the planning process are identified and addressed early on. In order to facilitate this, you can engage with us via our dedicated pre-planning service, which will provide:

- An assessment of the impact of your proposed development and whether our local water and waste networks can support it
- Confirmation of whether off-site water mains and/or sewers will need to be provided, and
- Water main and sewer plans indicating the location of our assets crossing the site or located in close proximity. *Please note that these are for general guidance only and all assets need to be accurately located on site before any excavation works begin.*

How can I access it?

You can submit a 'pre-planning advice' application online via our website. To make sure that we can provide you with the most comprehensive advice, you should include the following information:

- Site location plan
- Details of the proposed development
- Proposed points of communication to our local network of sewers and/or water mains (if known)
- Relevant planning history relating to the site e.g. any previous permissions granted or status within the council's development plan

You can see how much this service will cost on our website, and we'll aim to get back to you with a written **response within 21 days** of your application. The advice provided will be valid for 12 months and help inform our response when consulted on your planning application by the local planning authority (LPA).

For larger developments in Wales:

- You have to undertake pre-application consultation as set out in Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 for any developments that:
 - Include 10 dwellings or larger
 - Have 1000sqm or larger non-residential floor space or
 - Have a site area that's 1 hectare or larger
- This means you need to consult with us and we will **respond within 28 days**.
- While there's no charge for this service, as it's a statutory requirement, we do recommend that you apply for our pre-planning service in advance of this consultation, as it will help to identify any potential issues that need to be addressed in advance of your planning application.





Step 2: Once you have our pre-planning advice



Locate our assets

Before you build, it's important to identify if any of our pipes, water mains or sewers are underneath the ground in or adjacent to your development site. Under section 159 of the Water Industry Act 1991, we have the rights of access to inspect, maintain, adjust, repair or alter any asset or apparatus at all times.

If your land does contain assets

If your land does indeed contain some of our assets, then this will have an impact on the layout and general arrangement of the new development site. We strongly recommend that you contact us to discuss accurately locating our assets to ensure that they are protected during and after construction. Please contact our Plan and Protect team via planandprotect@dwrcymru.com or 08009172652 to discuss further.

If you want to divert or remove the assets contained in your land

If you decide the asset located within or adjacent to your site can't be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you can ask us to alter, divert or remove it in accordance with section 185 of the Water Industry Act 1991. You can find the application forms on our website.

How will you manage surface water?

As with all new development sites, you'll need to think about how to deal with surface water runoff from any new buildings and hard standings. Legislation in both England and Wales now actively encourages the use of sustainable urban drainage systems (SUDS). This approach manages surface water runoff by imitating natural drainage systems and retaining water on or near the site.

There are such a variety of SUDS techniques including green roofs, rainwater harvesting and permeable pavements that any development should be able to include a SUDS scheme. There would need to be good justification not to incorporate a SUDS scheme on your site.

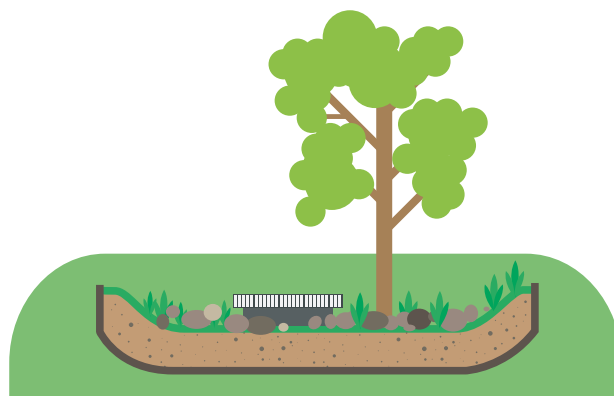
SUDS in Wales

All new development of more than one building or a construction area of 100m² or more will require consent from the sustainable drainage system (SUDS) approval body (also known as a SAB) for any new SUDS features, as required by Schedule 3 of the Flood and Water Management Act 2010. SABs are delivered by local authorities across Wales.

In accordance with this and the Welsh Government 'Statutory standards for sustainable drainage systems', you need to explore and fully exhaust all surface water drainage options, using discharge to a combined sewer only as a last resort.

SUDS in England

Even if your new development is based in England, it's important to keep Part H of the 'Building Regulations 2000' in mind. On this basis, all new developments in England will also be expected to consider surface water management techniques and demonstrate all technical options have been explored and exhausted, in liaison with the land drainage authority and/or the Environment Agency. You need to consider the management of highway or land drainage runoff as these flows won't be allowed to discharge directly or indirectly into the public sewerage system.



Step 3: The planning application process

Once you've used our pre-planning service and identified any potential issues before building, it's time to incorporate our advice into your proposals to your local planning authority (LPA).

As part of the planning application consultation process we will provide similar advice to that provided in our pre-application **response within 21 days**. It's important to note that while we share our expert opinion during this process, the ultimate decision to grant planning permission is the LPA's.

What are the options if we can't currently support your development?

Network hydraulic modelling/WwTW feasibility studies

As our aim is to support economic development and growth, we do not want to resist new development where possible. However, we must take the capacity of our existing assets, the service we are providing to existing customers and the environment into account. In areas where there are capacity constraints either on our networks or at the wastewater treatment works (WwTW), we may well already have proposals in place to deliver reinforcement works and to create capacity for new developments.

That being said, you may want to develop your site in advance of us undertaking these works. If this is the case, to ensure there's no detriment to our existing customers, you may be required to implement solutions identified by an assessment of either the network or WwTW. It's important to note that you won't be expected to resolve any existing operational issues.

Where further assessments are recommended, you will need to allow sufficient time in your development programme for these studies to be carried out and any reinforcement works to be delivered, as in some circumstances we won't permit a communication to our networks until these works are completed. The delivery of the works will need to align with occupation rather than construction.

Where possible, we will control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission.

This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the LPA until the assessment is completed and the outcomes are known.

Step 4: Connecting to our network

If you've had the green light from us and planning permission has been granted for your development, then it's time to start thinking about the different ways you'll need to connect to our network.

On our website you can find detailed guidance around applying for new water connections, new water mains, new public sewers and new sewer connections.

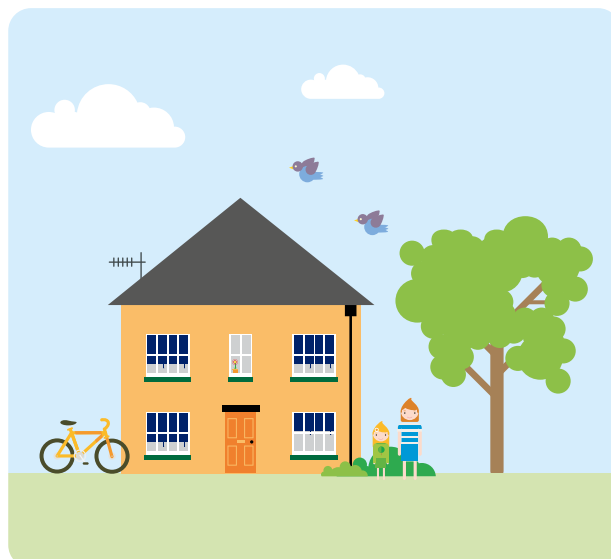
Contact us

If you've still got any questions or queries, then feel free to contact us:

Email: developer.services@dwrcymru.com

Visit: www.dwrcymru.com

Tel: 0800 917 2652





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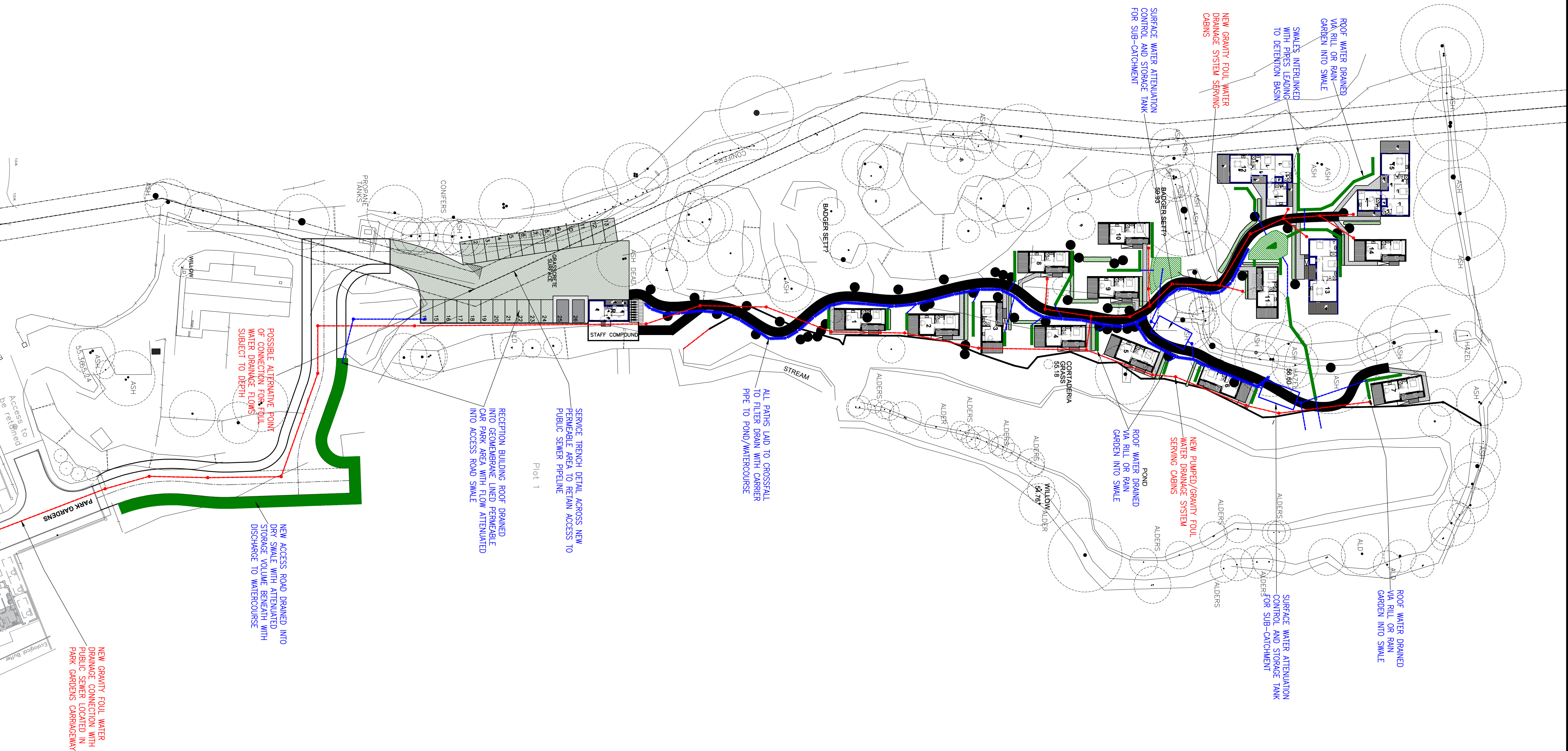


/dwrcymruwelshwater

APPENDIX F – DRAINAGE STRATEGY SITE PLAN

U:\RCA Job Files\213 Job\21343 - Site for Cabins, Kilgetty, Pembro - Transform LIA\ - RCA Civil Drawings\21343-05.dwg 28/10/2025 12:58:09 RCA Document Reference: RCA A1 Landscape Version 1

DO NOT SCALE



NOTES:

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KEY

- SW FILTER DRAIN WITH PERFORATED PIPE
- SW SOLID PIPE CARRIER LINK
- FW DRAINAGE CARRIER
- FW DRAINAGE CHAMBER
- SW DRAINAGE CHAMBER
- POSSIBLE SW STORAGE TANK LOCATION
- SW SWALE CONVEYANCE LINK
- SW RAIN GARDEN / DETENTION BASIN

P04	PAC ISSUE	PWJL	PWJL	28/10/25
P03	UPDATED ARCHITECTURAL LAYOUT ACCESS ROAD LAYOUT ADJUSTED	PWJL	PWJL	01/10/25
P02	7m WATER BODY BUFFER ADDED	PWJL	PWJL	28/09/25
P01	FIRST ISSUE	PWJL	RSC	15/11/25
REV	DESCRIPTION	DRAWN	CHECK	DATE

DRAWING STATUS:

S3 - PLANNING

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CABINS AT PARK GARDENS
BEGELLY, KILGETTY,
PEMBROKESHIRE SA68 0AA

DRAWING TITLE:

ENGINEERING SITE PLAN
DRAINAGE STRATEGY

DRAWN BY:	DESIGN BY:	CHECKED BY:	DATE:
PWJL	-	RSC	28/10/2025
SCALES:	DRAWING No:	REVISION:	
1:500	21343/SK1	P04	

ORIGINAL DRAWING A1

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