

Please fill in the boxes coloured green.

Where required and helpful, please reference other plans and documents within the planning application.

1. Details of site location and existing drainage arrangements.

Site name	Areas 2, 4 + 5, Gwent Euro Park
Proposed works	Extension to existing commercial site.
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	No known drainage within the extension site. Adjacent drainage from earlier phase of works drains to Reen/Watercourse
Construction area of proposed development. Include: any new roof area; any new roadways, driveways, patios, and tracks and similar whether they are permeable or impermeable. You need not include re-surfacing works where the full construction depth is not replaced.	6.860ha = Proposed Impermeable Area including drainage features.

2. Details of how surface water is to be managed and discharged (compliance with the Welsh Government's Statutory Standards for Sustainable Drainage Systems will be required for applications with a construction area greater than 100 m²).

The SuDS Standards and Building Regulations require surface water to be discharged at the highest priority level available for that site. Please complete the tables below to show how surface water will be discharge from the site and why water has not been discharged at higher priority levels. Where required and helpful, please reference other plans and documents within the planning application.

Priority Level 1 – Surface water runoff is collected for use	
Will surface water be collected for use?	NO
If yes, what form will that rainwater harvesting take?	
If no, why not?	Rainwater harvesting has not been included due to site constraints and limited space for storage infrastructure, making it unfeasible without impacting the layout and functionality of the proposed development.

Priority Level 2 – Surface water runoff is infiltrated to ground	
Will surface water be infiltrated to ground?	NO
If yes, what infiltration features are proposed?	
If yes, please provide evidence that use of infiltration is viable.	

If no, why not?	Infiltration testing failed – refer to SI results. Shallow water table encountered.
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Priority Level 3 – Surface water runoff is discharged to a surface water body i.e. watercourse	
Will surface water be discharged to a surface water body?	YES
If yes, please provide details of your proposed discharge location. If the surface water body does not appear on OS maps please include details of the surface water body from the point of discharge to the first point it appears on OS mapping.	Discharge to 'Bareland Street Reen' in line with previous approved drainage strategy. Proposed discharge point to be split into three areas to aid prevention of scouring or geomorphological changes to reen
If yes, and a connection across third party land is proposed, please provide evidence that permission for the proposed works has been obtained from the landowner.	Ownership boundary abuts bank of Reen.
If no, why not?	N/A

Priority Level 4 – Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system	
Will surface water be discharged to a surface water sewer, highway drain or another drainage system?	NO
If yes, please provide details of the system into which you intend to discharge. Reference other plans in the planning application if necessary.	
If yes, please provide evidence of permission to discharge into that system from the owner of that system.	
If yes, and a new surface water sewer across third party land is proposed (for example, to reach a surface water body), please provide evidence that permission for the proposed sewer has been obtained.	
If no, why not?	

Priority Level 5 – Surface water runoff is discharged to a combined sewer	
Will surface water be discharged to a combined sewer? <i>Please note, the SuDS Standards do not allow surface water to be discharged to a <u>foul</u> sewer.</i>	NO
If yes, please provide details of your proposed discharge location.	
If yes, please provide evidence that the sewage undertaker is willing to accept a connection.	

3. Information for the proposed SuDS elements of the surface water drainage system and an indication of the intended future maintenance regime.

Please provide a description of the SuDS features proposed, bearing in mind the requirement to provide hydraulic control, treatment, biodiversity and amenity. This might be aided by including a proposed surface water drainage layout plan in the planning application.	Localised rain gardens/bio-retention areas to be sited adjacent junctions (i.e. most traffic'd areas). Where suitable, smaller vehicle parking areas to be surfaced in permeable surfacing, lined with a suitable 'visqueen' membrane. Majority of attenuation to be provided by large swale/attenuation basin along entire of southern + (partially) eastern boundaries. This is based on principles of previously approved drainage strategy prepared by JBA. Due to the nature of the site, proprietary treatment systems (e.g. full retention separators and hydrodynamic vortex separators) to be included upstream of connections to the proposed swale. All drainage is to be designed using most current FEH22 data based. A site wide drainage strategy is to be submitted as part of any SAB approval/s. Full details to be provided within SAB approval/s.
Who will be responsible for future maintenance of the SuDS features? <i>MCC is required to adopt SuDS features serving two or more properties (unless the site is controlled by a single person or two or more persons together). Agreement of commuted sums would be required for such an adoption.</i>	Private management company, akin to current arrangements of the earlier phases of the development. OMS to be submitted as part of SAB approval/s

Useful references

Key documents and links which will assist with the production of an appropriate surface water drainage strategy and completion of this document:

<https://www.monmouthshire.gov.uk/sab/>

Statutory Standards for Sustainable Drainage Systems – Welsh Government – 2018. *This is the document against which applications for SuDS approval are assessed.*

The SuDS Manual (C753) – CIRIA – 2015. *This document is available from CIRIA as a free of cost download. It contains a huge amount of information on SuDS.*

BRE Digest 365. Soakaway Design. *This document contains the method for infiltration rate tests which will be required for most applications for SuDS approval. Applicants should also note the requirement to understand ground conditions and the likely consequences of using any infiltration features.*

The Building Regulations 2010. Approved Document H. Drainage and Waste Disposal. *The percolation test described by this document is only appropriate for infiltration features serving an area of less than 100 m². Full scale rate tests (as described by BRE Digest 365) are normally required for SuDS approval.*

British Standard BS EN 16941-1:2018 - Rainwater Harvesting Systems. *This document is a recommended Code of Practice for no-potable non-potable rainwater harvesting systems.*

Planning Policy Wales Technical Advice Note 15 (TAN15) – Development, flooding and coastal erosion – Welsh Assembly Government – March 2025.