

**MEMORANDWM/MEMORANDUM  
HIGHWAYS & ENVIRONMENTAL SERVICES**

**I/To:** Corporate Lead Officer – Economy and Regeneration  
**Fao Development Control (Planning)**  
**Oddi wrth/From:** Corporate Lead Officer – Highways & Environmental Services  
**Fy cyf/My ref:** RB/CAD/Hwys52/842079  
**Eich cyf/Your ref:** Catrin Newbold  
**Gof.am/Please ask for:** Rachel Bevan  
**Est/Ext:** 2540                      **Dyddiad/Date:** 1 November 2019

**Application:** A190691                      **Grid Ref:** SN 250128 245881

**Proposal:** Erection of a Conservatory

**Location:** Cornel, Drefach, Llanybydder

No.	Answer to question 6
003	Surface water run-off should be controlled as near to its sources as possible through a sustainable drainage approach to surface water management.
014	Increased surface water run-off resulting from the construction of the new development shall be trapped and disposed of so as not to flow onto adjoining property.
027	Method of surface water disposal has not been stated in the application. To reduce the increased risk of flooding within the catchments I recommend that: <ul style="list-style-type: none"><li>• Soakaways should be provided to cater for surface water from this development, which will be subject to Building Control Approval. Soakaways should not be located within 6 meters of a road or building.</li><li>• A Sustainable drainage system should be provided to cater for surface water from this development, which will be subject to Building Control approval.</li></ul>
104	The proposed development is located adjacent to the Flood Risk Area of Natural Resources Wales. For further information, it is advised that you contact Natural Resources Wales.



**For Rhodri Llwyd**  
Corporate Lead Officer – Highways & Environmental Services