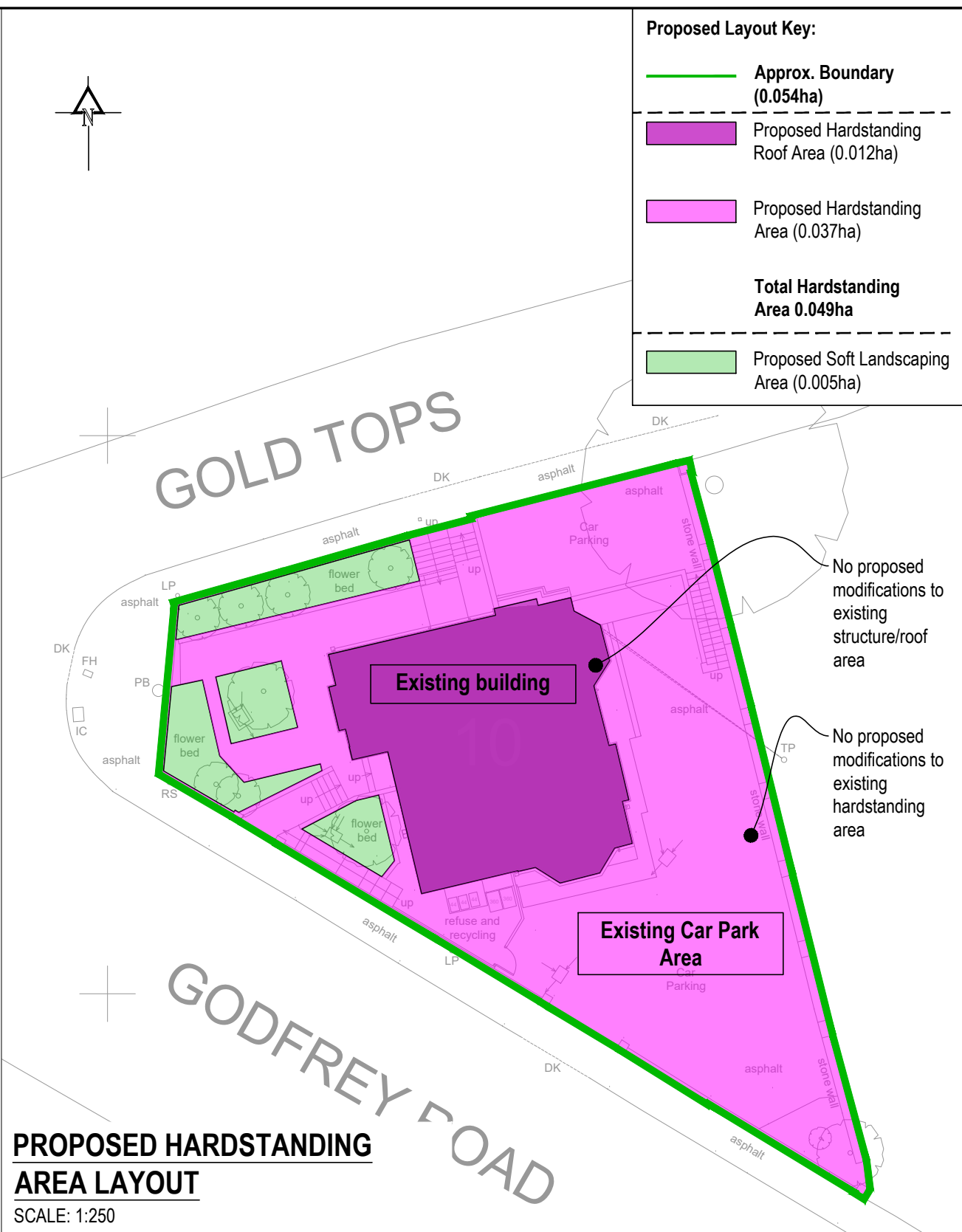




Notes:

1. This drawing has been prepared for informative purposes abd for planning/SAB discussion only. It shall not be used for any other purposes.

Rev.	Date.	Details.	By.	Chk.
Amendments				

Bear Consulting

Rugged by design

Studio 208 | Creative Quarter | Cardiff | CF10 1AF | United Kingdom

Project:

10 GOLD TOPS, NEWPORT

Title: **HARDSTANDING AREAS COMPARISON**

Drawing Status:

Drawn:	Checked:	Scale(s) at A3:	
WH	PC	AS SHOWN	
Date:	Job No.	Drawing No.	Revision
04/03/2025	Q0993	CSK01	-

SAB APPROVAL & SURFACE WATER DRAINAGE COMMENTS

THE BELOW IS OUR OPINION ONLY. NEWPORT CITY COUNCIL (NCC) AND THE LOCAL SAB AUTHORITY WILL NEED TO CONFIRM IF SAB APPROVAL IS A REQUIREMENT.

'Sustainable Drainage (SuDS) Statutory Guidance' (2019) by the Welsh Government, states the SAB is established to "evaluate and approve drainage applications for new developments where **construction work has drainage implications**"

The 'Implementation of Schedule 3 to the Flood and Water Management Act 2010 for mandatory Sustainable Drainage Systems (SuDS) on new developments: Frequently Asked Questions' by the Welsh Government, has also clarified that the definition of "construction work" as "...anything done by way of, in connection with or in preparation for the creation of a building or other structure, and construction work has drainage implications if the building or structure will affect the ability of the land to absorb rainwater"

The proposed development will result in no creation of any buildings or structures, no change in roof area/profile, and no change in external hardstanding area. Therefore, the proposed development will not affect the ability of the land to absorb rainwater when compared to the existing site setting. At this stage and in receipt of the preliminary information provided to us by Hammond Architectural, it is our opinion that the requirement to obtain SAB approval should not be applicable for this proposed development.