**LLANDOUGH COMMUNITY COUNCIL**

**NOTE OF A MEETING WITH GARETH THELWELL-DAVIES (VALE COUNCIL DRAINAGE ENGINEER) ON 4 AUGUST 2025 AT 4.00PM**

**COUNCILLORS PRESENT**

Councillor Dr M. Misra

Councillor Mrs L. Barrowclough

Councillor D. Mears

**APOLOGIES FOR ABSENCE**

Councillor C. Gibson

1. The Clerk provided the background to the current position in relation to the planned development of the Lewis Road site for allotments and a community area.
2. Gareth explained that if over 100 square metres of the site was subject to any form of construction work a SUDS application would be required but if not, the application would not be required.
3. Provided the paths were not constructed of concrete they would not contribute to the calculation of the 100 square meters. It was noted that the plan proposed a CEDEC surface and it was likely to count towards the 100 square metre calculation. The square footage of the paths would need to be calculated.
4. It was noted that the Community Council would, if necessary, need to engage a drainage engineer to prepare the SUDS application. It was considered that if the pond was removed from the design, it would likely serve to reduce drainage costs. It would in any event be necessary to demonstrate the capacity of the pond to assist in flood management.
5. It was considered that priority should now be given to organising the preparation of the full planning application and biodiversity assessment which would provide the council with a final outcome and clarity about moving forward.
6. The initial step would be for Gareth to advise on whether a SUDS application would be required and the Clerk would arrange to write to him enclosing a large-scale plan which would beh hand delivered without delay. Gareth agreed to assist and provide a response within one week of receipt of the letter.