

ELEMENTS
ENERGY

Cilybebyll Biomass

Drainage Statement

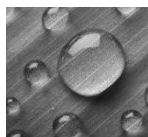
Version 2

20th Nov 2025

1. Details of site location and existing drainage arrangements.

Site name	Cilybebyll Biomass Installation
Proposed works	New containerised biomass cabin housing a 150kW biomass boiler. This is an additional to the site which is currently part heated with biomass and part oil, this installation replaces the oil completely and enables the site to be heated solely with biomass.
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	Adjacent barn as roof gutter leading to downpipe and ground soakaway. No offsite or upstream land drains into the proposed biomass cabin area. Existing yard and field drainage are self-contained, discharging locally via ground infiltration.
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.	New roof area (cabin flat roof) 49m² = Proposed Impermeable Area. Annual rainfall at this location is 1347.2mm Annual runoff from the 49m² cabin roof – 67m³
Existing flood alleviation measures	The are no engineered flood defences or formal drainage systems on the site; the area is naturally well-drained farmland with no history of flooding

2. Details of how surface water is to be managed and discharged (compliance with the



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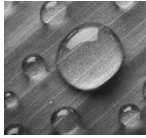
Welsh Government's Statutory Standards for Sustainable Drainage Systems will be required for applications with a construction area greater than 100 m²).

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, the limited roof size of the biomass cabin which is just 12.5 long by 4m. This is quite a bit smaller than say the barn next to it. Along with limited rainwater collection use opportunity at this specific location.

Priority Level 2 – Surface water runoff is infiltrated to ground	
Will surface water be infiltrated to ground?	YES
If yes, what infiltration features are proposed?	Gravel surround dug in to a depth of 0.4m
If yes, please provide evidence that use of infiltration is viable.	Ground conditions nearby has proved this well established method is viable. Infiltration performance is proven by existing soakaways serving adjacent barns, which remain free-draining year-round. Ground conditions comprise permeable gravelly loam over free-draining substrate, with no evidence of ponding or surface runoff.
Maintenance Regime	The gravel soakaway and guttering will be privately maintained by the Plas Cilybebyll Estate. Annual

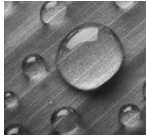


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	inspections will remove silt/leaves and check for standing water after heavy rainfall.
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Priority Level 3 – Surface water runoff is discharged to a surface water body i.e. watercourse	
Will surface water be discharged to a surface water body?	NO
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.	
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.	.
If no, why not?	

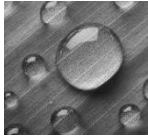
Priority Level 4 – Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system	
Will surface water be discharged to a surface water sewer, highway drain or another drainage system?	NO
If yes, please provide details of the system into	



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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 foul 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	



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Summary

The location of the cabin not being suited well for water use on the site (garden not as closeby as better resources etc) means that rain water harvesting will not be installed, and priority level 2 will be implemented. Therefore, the proposal is to infiltrate to ground via gravel drainage. The application site is currently green field agricultural land; the level and free draining nature of the ground confirms that this drainage will be very effective.