In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as SuDS Approving Body, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Flood and Water Management Act 2010
Schedule 3 (Wales)

Application Ref.	**SAB/FUL/2024/0103**	Date Validated	22/01/2024
Date Determined:	06/08/2024	Ask For:	James Davies

Applicant:	**Agent:**
[redacted]	Mr. Steve A Bowles Avie Consulting Limited 6 Killingbeck Court Killingbeck Office Village Killingbeck Drive Leeds West Yorkshire LS14 6FD

WREXHAM COUNTY BOROUGH COUNCIL *as SuDS Approving Body hereby* ***APPROVES*** *the Sustainable Drainage System associated with the following development in accordance with the plans and application submitted to the Council, subject to any conditions.*

Location:	Rhostyllen School – (Former grounds of 89 Henblas Road, LL14 4AD)
Description of Proposal:	New classroom and car park

Date of Approval: 6th August 2024

[redacted]

Signed:

PP James Davies on behalf of Chief Officer Environment and Technical and Wrexham SAB.

Darren Williams
Chief Officer Environment & Technical

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

IT IS IMPORTANT THAT YOU COMPLY WITH THE APPROVED PLANS AND ALL CONDITIONS BELOW. PLEASE READ INFORMATIVES BELOW THAT ACCOMPANY THE DECISION.

CONDITIONS OF APPROVAL

1. Any works undertaken must be in strict accordance with the **APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS** as detailed below.

2. The development hereby permitted shall be **commenced** before the expiry of **five years** from the date of this approval.

3. The applicant must, in writing, notify the SAB a minimum of **7 days prior** to the intention to commence works on site.

4. Notice in writing must be given within **21 working days** by the applicant to the SAB upon completion of SuDS works, this must include:
   - Evidence that the scheme has been implemented in full compliance with the **APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS**.
   - Detailed "as built" plans of the approved SuDS scheme, in a format agreed with the SAB, for inclusion on the register of SuDS features.

   The SAB reserves the right to inspect the works should the evidence be deemed unsatisfactory. Inspection fees will be charge at £168 per inspection in accordance with The Sustainable Drainage (Application for Approval Fees) (Wales) Regulations 2018.

5. The owner is obliged to maintain the drainage system in accordance with the APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS for the lifetime of the development the approved SuDS serves.

INFORMATIVES & ADVISORY NOTES

- This approval does not remove from the applicant the necessity to obtain other licences, consents, approvals or permissions (including planning permission) which may be required in law or in order to comply with any duties or responsibilities for conservation or protection of the environment.

- The SAB accepts no responsibility for the design and construction of the works that are the subject of this approval; nor liability for any costs or damages that may arise out of their design, construction, maintenance or use.

- Site construction runoff should be adequately treated to ensure no sediments or pollutants are passed on to downstream receiving waterbodies, SuDS or sewers.

- Please note that this SAB approval relates solely to the approval of SuDS components. In order to establish whether the proposed development benefits from consent, the applicant is advised to refer to the planning permission granted as well as any conditions in reference to foul water drainage. In accordance with the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Dwr Cymru Welsh Water is a statutory consultee to the planning process and will provide comments to any proposals for foul water drainage by response to a planning application consultation.

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APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS

1. application-form-for-full-application-approval-of-suds 2024-01-03.pdf
2. FP6369 Henblas Road Wrexham -Report rev A.pdf
3. GSI 1959 MP GI Report V1.pdf
4. P3357 - Drainage Calcs 2024-06-13.pdf
5. P3357 - Issue Sheet.pdf
6. P3357-02 Rev P04 - Drainage Layout.pdf
7. P3357-03 Rev P02 - Proposed Impermeable Areas.pdf
8. P3357-04-01 Rev P02 - Standard Drainage Details.pdf
9. PLA0077892 updated response.pdf
10. SHE-0052-1000-0600-1000_Design_Drawing.pdf
11. SHE-0052-1000-0600-1000_Hydraulic_Characteristics.pdf
12. Topo Survey (Post-demolition) - FP-6369-UUDS-01 Rev A.pdf
13. Topo Survey (Pre-demolition) - N1441-R0.pdf

RIGHTS AND GENERAL INFORMATION

We believe that a negotiated solution is best when dealing with disputes around SAB decisions. However a formal mechanism for appeals to the Welsh Ministers is provided in Regulations (Sustainable Drainage (Appeals) (Wales) Regulations 2018).

Full details of the procedure for appeals, including; how an appeal may be made, the information to be provided, duties of the SAB in providing information, timescales for appeal decisions and the specific duties for the Welsh Ministers, are contained in the Sustainable Drainage (Appeals) (Wales) Regulations 2018.

Please Note noted that making an appeal does not suspend a decision and a developer appealing against a condition of an approval must not start construction.

SAB decisions that can be appealed and the time-limit for doing so

In the event that a mutually acceptable resolution of a dispute over a SAB decision cannot be reached, which may relate to:

- an application for approval,
- approval conditions, including a condition specifying a non-performance bond,
- a request to adopt a drainage system.

The developer may, by notice, appeal to Welsh Ministers against the decision, the appeal must at the same time be copied to the SAB. In practice, the Planning Inspectorate Wales (PINS) will handle the appeal on behalf of the Welsh Ministers. A copy of the form needed to make an appeal is available by contacting PINS:

- Website: https://beta.gov.wales/planning-inspectorate?contact_us/
- Email: wales@pins.gsi.gov.uk
- Telephone: 0303 444 5940

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An appeal must be made to the Welsh Ministers (PINs) and copied to the SAB within the time-limit set in Regulation 5 of the Sustainable Drainage (Appeals) (Wales) Regulations 2018:

- Any appeal concerning an application for approval or a request to adopt must be made within the period of 6 months beginning with:

Appeal Type	Either	Or
An application for approval (other than a decision about a condition)	The date of the decision	If the appeal is against the deemed refusal of the application arising from the failure of the approving body to determine the application within the period prescribed in Regulation 5 of the Sustainable Drainage (Approval and Adoption Procedure) (Wales) Regulations 2018, the last day of that period.

- Any appeal concerning a condition of approval, including a condition specifying a non-performance bond, must be made within the period of 6 months beginning with the date approval is granted.

In addition, the appellant must identify a choice of appeal mechanism:

- Written representation
- Oral hearing
- Enquiry

Appeals may be submitted electronically or by post. An appeal may be withdrawn at any time by the appellant by giving notice in writing to the Welsh Ministers (PINs), copied to the SAB.

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