

Ellie Jones

From: Jason Russell
Sent: 02 March 2021 12:59
To: Cerys Jones
Subject: Consultation Letter P 2021 0060

Hi Cerys,

Thank you for the recent consultation on the above application.

**6 POD GLAMPIO A GWAITH DAEAR CYCYLLTIEDIG / 6 GLAMPING PODS AND ASSOCIATED
GROUNDWORKS BROOK BARN LANE FROM WHITEWELL HOLDING TO ST MARYS CHURCH
WHITEWELL WHITCHURCH**

The majority of the site is located in an area identified as DAM Zone A, however, the site access in the southern section of the site adjacent to the watercourse is in an area identified as DAM Zone C2 as defined within TAN15. The site also has areas identified as being at a medium to low risk of surface water flooding on NRW's updated flood map for surface water. I would recommend NRW's views are sought on the requirements of any FCA for the proposed works. As a minimum I would strongly recommend the applicant incorporate flood resistant and resilient construction techniques into the works if permission were granted.

SuDS Approving Body Approval Requirement

As you will be aware, from the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. No formal application for SAB approval or request for pre application SAB advice has been received to date. The proposals are over 100m² in this instance therefore, SAB approval will be required, however, due to the scale and nature of the development it is likely that a compliant sustainable surface water management scheme can be delivered.

Should this application be approved I would recommend the inclusion of a pre-commencement condition requesting detail of the final foul, land drainage and surface water management scheme for the site as well as the Note to Applicant below detailing the need to obtain SAB approval prior to the commencement of any construction works on site:

Note to Applicant – SAB Approval Required

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

If you have any questions on the above please let me know.

Kind regards
Jason Russell
Peiriannydd / Engineer



☎ 01978 729813

✉ Cyngor Bwrdeistref Sirol Wreccsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW

✉ Wrexham County Borough Council, Environment & Technical Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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