

Simon Greenland

From: Jason Russell
Sent: 08 March 2021 11:28
To: Cerys Jones
Subject: Consultation Letter P 2021 0077

Hi Cerys,

Thank you for the recent consultation on the above application.

CODI UNED CYNHYRCHU EGG AM DDIM ORGANIC A PHOB GWAITH CYSYLLTIEDIG / ERECTION OF AN ORGANIC FREE RANGE EGG PRODUCTION UNIT AND ALL ASSOCIATED WORKS CAE MOR FARM LLWYN MAWR PONTFADOG LLANGOLLEN

The development area of the site is located in DAM Zone A as defined within TAN15. There is an area to the west of the site and an area within the site adjacent to an existing pond identified as being a high risk of surface water flooding on NRW's updated flood map for surface water. Additionally, there is an ordinary watercourse located along the eastern boundary of the site.

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. The scale of the proposed works dictates SAB approval will be required prior to the commencement of any works on site.

The information submitted with the application indicates an infiltration based system of infiltration trenches, storage tank and existing soakaways will be used to drain the site but no supporting information is provided to indicate this is viable. Soakaway test results in accordance with BRE365 will need to be provided in support of any future application in order to confirm this. Should this application be approved, I would recommend the inclusion of a pre-commencement condition requesting detail of the final 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

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