

In pursuance of its powers under the Acts and 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



**Flood and Water Management Act 2010
Schedule 3 (Wales)**

Application Ref.	SAB_FUL_2023_0803	Date Validated	12/09/2023
Date Determined:	11/01/2024	Ask For:	Cathryn Hughes

Applicant: Mr. Josh Francis Castle Green Homes Limited St Asaph Business Park St Asaph Denbighshire LL17 0LJ	Agent: Mr. Chris Pickles Betts Associates Unit 6-7 Old Marsh Farm Barns Welsh Road Sealand Flintshire CH5 2LY
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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:	Lane to the North and South of Lane Farm, Rossett Road, Trevalyn, Rossett, Wrexham, LL12 0DS.
Description of Proposal:	Erection of 132 dwellings with 61 dwellings on the Northern Parcel and 71 dwellings on the Southern Parcel together with an additional community parking provision.

Date of Approval: 12/01/2024

Signed:

PP Cathryn Hughes on behalf of Darren Williams, Chief Officer Environment & Technical Department and Wrexham SuDS Approving Body (SAB).

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

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.

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.
6. **An indicative schedule of works will be submitted to the SAB** to outline a timeframe of the SAB construction including the dates of expected completion.
7. The applicant will provide full details of the surface water pumping station to the SAB for review **prior to the commencement of work** on-site.
8. The pipe and ditch system on the northern parcel to which the surface water outfalls will need to be cleared of silt and debris to the satisfaction of the SAB **prior to the occupation of the first property** within the northern land parcel of the development.
9. **An agreement of responsibility will be entered** into between the owner and Wrexham County Borough Council **prior to the installation of the private surface water drain** under Harwoods Lane to the south of the site.
10. The surface water drainage system will undergo **at least one inspection during construction** and **at least one inspection post construction** to be charged to the owner at £168 per inspection in accordance with The Sustainable Drainage (Application for Approval Fees) (Wales) Regulations 2018.

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.

APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS

1. application-form-for-full-application-approval-of-suds-3107023
2. 1416.20.01E Landscape Layout-Sheets 1-5
3. 1416.20.02E Planting Plan-Sheets 1-5
4. CAS02 - 01 - E - Main Drainage SUDs Features - Northern Land Parcel
5. CAS02 - 04 - B - Surface Water SUDs Features Drainage Areas - Northern Land Parcel
6. CAS02 - 101 - K - Main Drainage - Northern Land Parcel
7. CAS02 - 105 - B - Northern Land Parcel - Flood Exceedance Routing Plan
8. CAS02 - 109 - B - SAB Northern Land Parcel Detention Basin Details
9. CAS02 - 110 - D - SAB Northern Land Parcel Cellular Storage Details
10. CAS02 - 111 - F - Road & SUDS Longsections - Northern Land Parcel - Sheet 1 of 2 (with Ground Water)
11. CAS02 - 112 - F - Road & SUDS Longsections - Northern Land Parcel - Sheet 2 of 2 (with Ground Water)
12. CAS02 - 115 - D - Road & SUDS Cross Sections - Northern land Parcel - Sheet 1 of 2 (with Ground Water)
13. CAS02 - 116 - D - Road & SUDS Cross Sections - Northern Land Parcel - Sheet 2 of 2 (with Ground Water)
14. CAS02 - 223 - F - Highway Construction Details - Surface Water Drainage Schematic - Northern Land Parcel
15. CAS02 - 301 - M - Section 104 Drainage Layout - Northern Land Parcel
16. CAS02 - SUDS Maintenance and Management Plan - Rev F
17. CAS02 Northern Parcel Details - Rev 3.0
18. CAS02 Northern Parcel Blockage Results
19. 14-116-r2 - Phase II GSA - Rossett Road, Wrexham - June 2020
20. Determined Plan Plnc-100-37-RLP-01
21. Determined Plan Plnc-100-37-SMP-01
22. EXP001
23. Holt Road. Rossett - Infiltration Testing Results Letter Report Oct 20
24. HYD554_ROSSETT.ROAD_FCA-FINAL2.0-CON
25. OCE CYM813141 Title Plan

26. OCE CYM822567 Title Plan
27. Phasing Plan
28. Planning appeal decision P-2018-0560
29. psa2204791 - technical approval letter (full - approved 2022-2023) - 05.09.2022
30. Rossett Road - Additional SI - Letter Report - Oct 21
31. tp & sa logs - oct 20
32. w1938-151014-Infiltration Report
33. Darland Close CCTV Report
34. Drainage plan
35. Survey Summary
36. MH1X_U_02022022_1418
37. MH1X_U_02022022_1419
38. MH1X_U_02022022_1421
39. MH2X_U_02022022_1419
40. 12307-FCA&Drainage_Strategy-01
41. HYD554_ROSSETT.ROAD_DMS-FINAL2.1-CON
42. Landscaping Plan
43. Location Plan
44. Rossett - Construction Method Statement - Rev D
45. Rossett groundwater records -
46. Site Layout - Rossett CMP B
47. Site Layout - Rossett - Phasing Plan
48. Site Layout - Rossett - Rev H
49. w10685-18019-FCA&Drainage_Strategy
50. w10685-181002-Addendum Drainage Note
51. Greenfield runoff rate estimation - members_UK SuDS_southern
52. CAS02 - 102 - L - Main Drainage - Southern Land Parcel
53. CAS02 - 104 - D - Main Drainage - Southern Parcel - SW Rising Main Route
54. CAS02 - 106 - C - Southern Land Parcel - Flood Exceedance Routing Plan
55. CAS02 - 113 - G - Road & SUDS Longsections - Southern Land Parcel - Sheet 1 of 2 (with Ground Water)
56. CAS02 - 114 - F - Road & SUDS Longsections - Southern Land Parcel - Sheet 2 of 2 (with Ground Water)
57. CAS02 - 230 - E - Highway Construction Details - DCWW Service Corridor Construction Detail F1.13 - F1.14
58. CAS02 - 231 - E - Highway Construction Details - DCWW Service Corridor Construction Detail F7.2 - F1.10
59. CAS02 - 232 - E - Highway Construction Details - DCWW Service Corridor Construction Detail F6.3 - F1.8 F1.6 - F1.7 F1.7 - F1.8
60. CAS02 - 233 - E - Highway Construction Details - DCWW Service Corridor Construction Detail F1.3 - F1.4
61. CAS02 - 234 - E - Highway Construction Details - DCWW Service Corridor Construction Detail F5.1 - F4.2
62. CAS02 - 235 - E - Highway Construction Details - DCWW Service Corridor Construction Detail F8.1 - F8.2
63. CAS02 - 302 - I - Section 104 Drainage Layout - Southern Land Parcel
64. CAS02 - 307 - F - Domestic Drainage Layout - Southern Land Parcel - Sheet 1 of 5
65. CAS02 - 308 - G - Domestic Drainage Layout - Southern Land Parcel - Sheet 2 of 5
66. CAS02 - 309 - G - Domestic Drainage Layout - Southern Land Parcel - Sheet 3 of 5
67. CAS02 - 310 - F - Domestic Drainage Layout - Southern Land Parcel - Sheet 4 of 5
68. CAS02 - 311 - F - Domestic Drainage Layout - Southern Land Parcel - Sheet 5 of 5

- 69. CAS02 - Southern Parcel Blockage Results Rev 2 (24.11.2023)
- 70. HYD554_ROSSET.ROAD_DMS-FINAL2.2-CON
- 71. Official Copy - Transfer - CYM813141
- 72. QC11635 - Pump Station Quote
- 73. CAS02 - SUDS Maintenance and Management Plan - Rev G

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

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.