

Our Ref: PH/Rossett_WCBC_LetterOutlineCond7_23.01.24

23rd January 2024

Mr Matthew Phillips,
Head of Service,
Planning Development Management,
Wrexham County Borough Council,
Guildhall,
Wrexham,
LL11 1AY.

Dear Sirs,

Re: Land To The North And South Of Lane Farm, Rossett Road, Trevalyn, Rossett, LL12 0DS.

We write in respect of our application to discharge outline planning conditions of approved planning appeal Ref: APP/H6955/A/19/3231048, and specifically Condition 7, which requires the approval of detailed foul and surface water drainage proposals prior to the commencement of works.

As per our previous correspondence we acknowledge that the application site now benefits from SAB Approval, and the detailed design of the proposed surface water system has now been agreed through the SAB process. However there remains a requirement within Condition 7 to provide additional information in respect of a summary of the detail of the system, the respective responsibilities of each party with regard to the implementation and management and maintenance of the system, and the timing of the same.

We would therefore respond to you in respect of the specific wording of the condition as follows:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

The SAB Approval of the scheme is based on the typical requirement for the system to be design to a design storm period of 24 hours and a storm intensity equivalent to the predicted 1 in 100 year (1% AEP) weather event plus an additional 40% allowance for predicted climate change and urban creep (the uncontrolled creation of additional expanded impermeable areas such as driveway or patio extensions, etc).

The SAB approved system delays surface water discharge differently depending upon if it is within a part of the system discharging through infiltration or to the existing local surface water network. In the case of infiltration attenuation is achieved through evidenced rates of percolation through permeable surfaces to ground, and in the case of those parts of the system draining to the local network then attenuation is achieved within pipework, cellular storage systems and open basins, controlled by hydrobrake flow controls to agreed discharge rates, to the agreed points of connection.

Pollution control measures within the SAB approved system are provided through a combination of the natural filtration provided by infiltration through various permeable when in parts of the site drainage through infiltration, and through silt traps and sediment controls within road gulleys and hydrobrakes when in parts of the site draining to the existing local surface water network.

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,

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The responsibilities of each party are defined within the SAB approval, and will be bound within the legal agreement that will cover the approval.

In summary, Castle Green Homes implement the construction of the SuDS Scheme through the construction of the development, which is intended to take circa 36 months dependent on the rate of sale of the homes being constructed. WCBC as the SAB Approval Body will inspect the works during construction at their discretion, to ensure they are constructed in accordance with the SAB approved scheme and to a quality of workmanship to their satisfaction.

Castle Green Homes will then maintain the surface water system for a period of two years, defined as the 'maintenance period', after which WCBC can then choose to either adopt the system in perpetuity with a financial contribution from Castle Green Homes or enter into a Management Agreement with Castle Green Homes and a third-party Management Company to manage the system on the Council's behalf, with the funding of said Management Company being the responsibility of Castle Green Homes and/ or purchasers of the homes within the development. The Management Company can subsequently be replaced at either the Council or purchaser's discretion, with a mechanism for this identified within the SAB legal agreement.

iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

There is some repetition within the wording of the condition her with the point above, however, to re-iterate Castle Green homes build the SAB approved system under WCBC's supervision and maintain it for two years. WCBC then choose to adopt the system in perpetuity or enter into a tripartite Management Agreement for a third-party Management Company to maintain the system, with this Management Company being replaceable at the Council and/ or development resident's discretion.

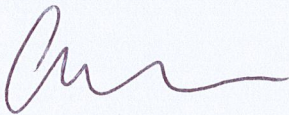
The specific requirements for the management and maintenance of the system are as identified in the SAB approved 'Management and Maintenance Report' ref: CAS02 Rossett Road, Rossett - Rev G, dated 1st November 2023, produced by Betts Associates, which is conveyed to you with this letter.

The development shall thereafter be carried out in strict accordance with the scheme as approved.

Noted.

We trust you find this additional information satisfactory, and sufficient to now allow for the discharge of the aforementioned Condition 7. However, should you require any further in respect of this matter please do not hesitate to contact the undersigned.

Yours Faithfully,



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