

Eich Cyf/Your Ref: P/2023/0851
Ein Cyf/Our ref: SAB/FUL/2023/0803
Dyddiad/Date: 04/01/2024
Gofynner am/Ask for: Cathryn Hughes
Rhif Cyswllt/Contact No: 01978 729639
E-bost/E-mail: flooding@wrexham.gov.uk

Dear Matthew,

**Site: LAND TO THE NORTH AND SOUTH OF LANE FARM ROSSETT ROAD Wrexham
Planning Consultation: DISCHARGE OF CONDITION 7 OF PLANNING PERMISSION
P/2018/0560**

The Flood and Water Management Team hold no objection to the discharge of condition 7 of planning permission P/2018/0560 in relation to the drainage of surface water. This is because the site has received full SuDS Approving Body (SAB) Approval as the scheme demonstrates compliance with the Sustainable Drainage (SuDS) Statutory Guidance for Wales within the layout determined by the LPA. The Flood and Water Management Team has been advised by Natural Resources Wales that the installation of the surface water outfall from the southern parcel will require a Flood Risk Activity Permit (FRAP), but compliance with this will need to be enforced by NRW.

We would like to note that the SAB has not been asked to adopt this scheme as the scheme will remain under private ownership. The SuDS features will be maintained by a management company which will be funded by the residents of the proposed development. However, the Flood and Water Management Team will maintain rights of enforcement action should flooding occur within the site, or outside of the site boundaries from a source within the site, under the duties and powers delegated to it by as a Lead Local Flood Authority by the Flood and Water Management Act 2010.

Despite there being no objection from a SAB point of view to the discharge of this condition, it is the understanding of the Flood and Water Management Team that the developer has not yet been granted a Section 104 agreement by Dwr Cymru Welsh Water. We would strongly recommend that this is completed before the planning condition is discharged. We also understand that there is an objection to this foul drainage system from an existing property due to the location of the pipe and the resulting easement required for maintenance. The Flood and Water Management Team consider that any changes to the foul drainage would have the potential to affect the agreed SAB layout and we would need to be consulted on these changes.

If you require any further information, or wish to seek clarity on any of the above, please get in touch with the team via flooding@wrexham.gov.uk.

Yours faithfully,
Cathryn Hughes
Flood and Water Management Team
Environment and Technical Department
Wrexham County Borough Council