

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_2021_0401	Date Validated	28 th April 2021
Date Determined:	29 th October 2021	Ask For:	Carole Wright

Applicant: Mr. Robert Allen Taylor Wimpey (North West) Washington House Birchwood Park Warrington Cheshire WA3 6GR	Agent: Mr. Andy Jones Coopers Park House Sandpiper Court Chester Business Park Chester CH4 9QU
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WREXHAM COUNTY BOROUGH COUNCIL as SuDS Approving Body hereby **APPROVES** the application for SAB approval for the Sustainable Drainage System associated with the following development in accordance with the plans and application submitted to the Council.

Location:	HERITAGE WAY TANYFRON WREXHAM LL11 5SQ
Description of Proposal:	70 Unit Residential Development

Date of Decision: 29th October 2021

Signed:

Darren Williams

Chief Officer Environment & Technical

Cyngor Bwrdeistref Sirol Wrecsam/ Wrexham County Borough Council
Neuadd y Dref, Wrecsam. LL11 1AY
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www.wrecsam.gov.uk www.wrexham.gov.uk

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.

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

CONDITIONS OF APPROVAL

1. The development hereby permitted shall be **commenced** before the expiry of **five years** from the date of this approval.
2. Any works undertaken must be in strict accordance with the **APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS** as detailed below.
3. The applicant must, in writing, notify the SAB a minimum of **7 days prior** to the intention to commence works on site.
4. Prior to the commencement of construction works on site, a schedule and timetable of inspections must be agreed with the SAB. As identified within the **APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS** this will comprise a minimum of 12 inspections. This may be increased should the onsite works require. Inspection fees will be charge at £168 per inspection in accordance with The Sustainable Drainage (Application for Approval Fees) (Wales) Regulations 2018.
5. Prior to the commencement of construction works on site the full amount of the Cash Deposit Bond of £129,700 (non performance bond) must be deposited with the SAB. The value of this deposit is equal to 100% of the best estimate of the overall cost of the works required to ensure the drainage system accords with approved proposals.
6. 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.

7. With regard to the 450mm pipe, the SAB requires that all defects identified in the currently redundant pipe, from the point of connection from the site SuDS to the outfall will be repaired to the satisfaction of WCBC Environment and Technical Highways prior to any connection being made. The applicant must accept that all costs associated with these repairs will be the SAB applicant /Taylor Wimpey.

8. Site construction runoff should be adequately treated to ensure that no sediments or pollutants are passed on to any downstream receiving water bodies, SuDS or sewer.

9. The SAB does not accept any responsibility for the design and construction of the works that are subject of this Approval; nor liability for any costs of damage which may arise out of their design, construction, maintenance or use.

10. The owner is obliged to maintain the drainage system in accordance with the approved design and the statutory standards for sustainable drainage systems (SuDS) for the lifetime of the development the approved SuDS serves.

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.
- This approval is supported by the SUSTAINABLE DRAINAGE SYSTEM (SUDS) DEED OF AGREEMENT between WREXHAM COUNTY BOROUGH COUNCIL and TAYLOR WIMPEY (NORTH WEST) and should be read in conjunction with the agreement and all associated documents and obligations.
- 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 prior to any formal adoption of relevant adoptable SuDS features.
- 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. 5972_Application-form-for-full-application-approval-of-suds
2. 5mm Interception Requirements Issue 2
3. 5972 Permeable Paving 30mm orifice
4. 5972 SW11
5. 5972 Cost Estimate
6. Brymbo CEMP
7. Figure 1_Location Plan LOC 01
8. Figure 2_Build Route Plan BRP 01
9. Figure 3_Compound Plan COM 01
10. 5972-Highways and Drainage Risk Assessment
11. 7565TP201202 – DRAFT
12. 7565TT201203 – DRAFT
13. 5972-11_H - SABS Layout
14. PLA01_DETAIL SITE LAYOUT Rev H 08.10.21
15. 5972-12-1_E - SABS Details(Sheet 1 of 2)
16. 5972-12-2 - SABS Details(Sheet 2 of 2)
17. Controflow_Data_Sheet
18. SHE-0175-1550-1200-1550_Design_Drawing
19. SHE-0175-1550-1200-1550_Hydraulic_Characteristics
20. 5972_Greenfield runoff rate estimation tool
21. 5972 SUDS - Issue 1
22. Brymbo SABS Cost Plan

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.