

Wrexham County Borough Council
16, Lord Street
Wrexham
LL11 1LG

Date: 09/09/2022
Our Ref: PLA0067970
Your Ref: SAB/FUL/2022/0405

Dear Sir/Madam,

Site: Stonebridge House, Eyton, Wrexham.
Development: SAB: Proposed Menage and Stables.

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

APPRAISAL

As statutory consultee, we welcome the opportunity to comment on this SAB application for surface water drainage proposals at the above site address, in accordance with Schedule 3 of the Flood & Water Management Act 2010. Our comments are provided in response to the hierarchy (S1) and fixed standards (S2 – S6), as highlighted in the Welsh Government 'Statutory standards for sustainable drainage systems', and on the basis of information provided by the SAB application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Standard S1 – Surface Water Runoff Destination

As a hierarchy standard, we acknowledge that S1 provides an assessment on the choice of runoff destination by way of 5 Levels with the most preferred level represented by Priority Level 1, and movement from Level 1 to lower levels determined by demonstration that the exception criteria apply. This standard highlights that discharges to sewerage systems must be limited where possible and that Priority Levels 4 and 5 should only be used in exceptional circumstances. Accordingly, we offer the following comments to each of the 5 Levels:

Priority Level 1: Collected for use

We acknowledge that the application does not propose to discharge surface water flows into a rainwater harvesting system.

Priority Level 2: Infiltrated to Ground

We acknowledge that the application does not propose to discharge surface water flows into an infiltration system.

Priority Level 3: Discharged to a Surface Water Body

The submitted application form, and accompanying report, indicates proposals to discharge surface water flows into a surface water body. In principle we offer no objection subject to consultation with Natural Resources Wales as the regulatory body.

Priority Level 4: Discharged to a Surface Water Sewer, Highway Drain, or another Drainage System

We acknowledge that the application does not propose to discharge surface water flows into a surface water sewer, highway drain or another drainage system.

Priority Level 5: Discharged to a Combined Sewer

We acknowledge that the application does not propose to discharge surface water flows into the combined sewerage system.

Standard S2 – S5

We offer no objection to proposals for standards S2 – S5 subject to consultation and an agreement with the Natural Resources Wales / Lead Local Flood Authority as the regulatory body and the riparian owner of the surface water body.

Standard S6 – Design of Drainage for Construction and Maintenance and Structural Integrity

We offer no objection to proposals for standards S6 subject to consultation and an agreement with the Building Regulations Authority as the regulatory body and the riparian owner of the surface water body.

Conclusion

Having regard to our appraisal for each of the standards (S1 – S6), as highlighted in the Welsh Government 'Statutory standards for sustainable drainage systems', we offer no objection in principle to the SuDS proposals, on the basis of information provided by the SAB application. Accordingly, if you are

minded to grant SAB Consent for this application, we would request that the following Condition(s) and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Condition

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Advisory notes

Please note that this SAB consent 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.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Jake MacMillan
Development Planning Officer
Developer Services



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.