

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_0904	Date Validated	15 th September 2021
Date Determined:	7 th October 2021	Ask For:	Carole Wright

Applicant: Mr Jamie Gee Bedford Street Westgate Cleckheaton West Yorkshire BD19 5EA	Agent: Mr Steve A Bowles Avie Consulting Limited 6 Killingbeck Court Killingbeck Office Village Killingbeck Drive Leeds West Yorkshire LS14 6FD
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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:	Ysgol Rhostyllen School Street Rhostyllen Wrexham LL14 4AN
Description of Proposal:	Erection of 1 new modular classroom with associated external paving and below ground drainage.

Date of Decision: 7th October 2021

Signed:



Kevin Edwards
Streetscene Team Leader

On behalf of
Darren Williams
Chief Officer Environment & Technical

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 to which this permission relates shall be begun not later than **FIVE** years from the date of this permission.
2. Any works undertaken are to be in strict accordance with the proposals contained in the submitted plans, drawings and supporting documents.
3. The Applicant shall notify the SAB at least seven days prior to its intention to commence work on site.
4. The SAB is to undertake **ONE** inspection(s) of the work to confirm SuDS features are constructed in compliance with the approval at a fee of £168 per inspection in accordance with The Sustainable Drainage (Application for Approval Fees) (Wales) Regulations 2018. The applicant is to give the SAB at least 48 hours' notice for inspection of the following feature(s):
1). Inspection of all SuDS features functioning at completion.
5. Notice in writing must be given immediately by the applicant to the SAB upon completion of the Works, with evidence that the Works have been completed in accordance with the approved plans. The SAB reserves the right to inspect the Works should the evidence be deemed unsatisfactory. Inspection fees will be charged at £168.00 per inspection in accordance with The Sustainable Drainage (Application for Approval Fees) (Wales) Regulations 2018.
6. 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.
7. 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.
8. 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.
- No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network in order 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
- 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 2021-08-10
2. .1ls hydrobrake 600 dia pipe
3. M0204 CO (GSI1487) GI Report TS ES 140621
4. P3357 - Designers Risk Assessment
5. P3357 - SuDS Assessment
6. P3357 Elite FCA & Drainage Strategy Rhostyllen School
7. P3357 SUD's Maintenance 2021-08-10
8. P3357-02 Rev P00 - Drainage Layout
9. P3357-03 Rev P00 - Impermeable Areas
10. P3357-04 Rev P00 - Standard Drainage Details
11. P3357-05 Rev P00 - Site Location Plan
12. P3357-06 Rev P00 - Flood Routing Plan
13. QBAR 2021-09-13

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.