

Susan Davies

From: Sharon Williams
Sent: 25 September 2018 08:47
To: wales@pins.gsi.gov.uk
Cc: Susan Davies
Subject: FW: P/2016/0189

Dear Sirs,

Please find enclosed for your attention below representations regarding the appeal at Land East of Tan y Bont, Main Road, Rhosrobin, Wrexham.

Regards

Sharon Williams
Business Support Officer (Development Control)



01978 298785
Cyngor Bwrdeistref Sirol Wrexham, Adran Amgylchedd a Chynllunio, 16 Stryt yr Arglwydd, Wrexham LL11 1LG
Wrexham County Borough Council, Environment and Planning Department, 16 Lord Street, Wrexham LL11 1LG
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From: Neil Taunt
Sent: 24 September 2018 10:37
To: Matthew Phillips
Subject: P/2016/0189

Matthew,

Thank you for the recent notification of appeal of the above application.

I have no additional technical comments regarding the application than those submitted prior to the original determination but the following is worthy of note:

The commencement of schedule 3 of the Flood and Water Management Act 2010 was signed 1 May 2018. This will mean that from the 7 January 2019 any new development that satisfy the criteria will require SuDS Approval Body (SAB) approval prior to the commencement of development. It is proposed to make transitional arrangements as follows:

- Existing sites and developments with planning permission granted or deemed to be granted (whether or not subject to any conditions as to a reserved matter – but see also below) or for which a valid application has been received but not determined by 7 January 2019, will not be required to apply for SAB approval.

- SAB approval will still be required if the planning permission was granted subject to a condition as to a reserved matter and an application for approval of the reserved matter is not made before 7 January 2020.

It is reasonable to assume that, if the appeal were successful and the development were to progress, and any associated drainage conditions not be discharged prior to the January 2020 date, then SAB approval would be required prior to the commencement of any works on site.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



01978 729734 / 07808 787632



Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW



Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW



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