

Planning application P/2020/0846 & P/2021/0465 25/5/2021

Following the recently approved application for planning permission (reference above) I would like to bring your attention to the recently introduced change in legislation that may have implications for your proposed development.

From the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Furthermore the surface water drainage systems serving proposals of greater than one property will be subject to adoption by the SAB and must be constructed in such a manner as to be compliant with new national statutory standards. Given the potential implications for your development, in particular it's layout, it is essential that you satisfy yourself as to whether SAB approval is required, and if so, that you can demonstrate that the surface water drainage arrangements will be compliant with the national standards. While it is possible to seek planning permission in isolation of seeking SAB approval we emphasise the risk in pursuing such an approach. The earlier it can be determined that your proposals are compliant with the new standards the less chance of delay, wasted effort and costs for all parties involved.

These comments are made in advance of any formal response from either the SAB or the Lead Local Flood Authority through the normal planning application consultation process to allow your early consideration of the implications of the new legislative requirements for your proposed development.

Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

Yn dilyn cais diweddar llwyddiannus am ganiatâd cynllunio (a gyfeirir ato uchod) hoffaf dynnu eich sylw at y newid diweddar mewn deddfwriaeth a all effeithio ar eich datblygiad arfaethedig.

O 7 Ionawr 2019 bydd yn rhaid i ddatblygiadau arfaethedig, sy'n cynnwys mwy nag un annedd neu waith adeiladu ar fwy na 100m², dderbyn cymeradwyaeth y Corff Cymeradwyo Systemau Draenio Cynaliadwy. Ymhellach i hyn, bydd systemau draenio dŵr wyneb sy'n gwasanaethu mwy nag un eiddo yn cael eu mabwysiadu gan y Corff Cymeradwyo a bydd yn rhaid eu gosod mewn modd sy'n cydymffurfio â'r safonau statudol cenedlaethol newydd. O ystyried y goblygiadau posibl i'ch datblygiad, yn enwedig y cynllun, mae'n bwysig eich bod chi'n cael gwybod a oes arnoch chi angen cymeradwyaeth y Corff Cymeradwyo ac, os felly, eich bod chi'n gallu dangos bod eich trefniadau draenio dŵr wyneb yn cydymffurfio â'r safonau cenedlaethol. Er bod modd gwneud cais am ganiatâd cynllunio ar wahân i dderbyn cymeradwyaeth y Corff Cymeradwyo, rydym yn pwysleisio bod risg wrth wneud hynny. Y cynharaf y gellir penderfynu a yw'ch cynigion yn cydymffurfio â'r safonau newydd, y lleiaf tebygol yw'r posibilrwydd o oedi, ymdrech ofer a chostau ar gyfer yr holl bartïon dan sylw.

Mae'r sylwadau hyn wedi eu gwneud cyn i ni dderbyn ymateb ffurfiol gan y Corff Cymeradwyo a'r Awdurdod Llifogydd Lleol Arweiniol, drwy'r broses ymgynghori arferol ynghylch ceisiadau cynllunio, a hynny er mwyn i chi all ystyried goblygiadau'r gofynion newydd yn gynt.

Mae rhagor o fanylion am y Corff Cymeradwyo Systemau Draenio Cynaliadwy, y safonau cenedlaethol newydd, y gwasanaeth cyngor cyn ymgeisio a'r broses o wneud cais am gymeradwyaeth ar gael ar dudalen Corff Cymeradwyo Draenio Cynaliadwy CBSW: https://www.wrexham.gov.uk/welsh/planning_portal_w/sab/sab_w.htm neu drwy gysylltu â'r tîm yn uniongyrchol ar SAB@wrexham.gov.uk.

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