

FW: PPA0004849

Jason Russell <Jason.Russell@wrexham.gov.uk>
To: Doug Bailey <dougbailey6@gmail.com>
Cc: SAB <SAB@wrexham.gov.uk>, "ajones@coopers.co.uk" <ajones@coopers.co.uk>

7 June 2020 at 19:58

Hi Doug / Andy,

In response to your query regarding the Residential Development – Ruabon Road, Johnstown, Wrexham, LL14 2SH, we acknowledge that the submission appears in keeping with the SAB authority requirements at this stage and demonstrates that options 1-3 Standards S1 within the Welsh Government's Statutory standards for sustainable drainage systems have been considered satisfactorily at this stage for a Pre App.

In the application infiltration to ground is stated to not be suitable based on a review of geological mapping and this can be accepted in principle, however as discussed, soakaway testing in accordance with BRE365 will need to be provided in support of any future application in order to confirm this.

Surface water flows are proposed to discharge to the nearby public surface water sewer network. I would strongly advise that the local sewerage undertaker is contacted to obtain an approval in principle to connect to the system and agree any likely flow restrictions that may be required. This information is fundamental to any future Full SAB application as it will influence the required layout/attenuation requirement on site.

Full Pre-application response to follow, but if you have any questions, or wish to discuss further, please don't hesitate to contact me.

Kind regards

Jason Russell

Engineer / Peiriannydd



-  Environment and Planning Department Abbey Road South Wrexham Industrial Estate Wrexham LL13 9PW
-  Adran Amgylchedd a Chynllunio De Ffordd yr Abaty Ystâd Ddiwydiannol Wrecsam Wrecsam LL13 9PW
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Ewch i weld - mi fedrwn chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk.
Arbedwch bapur - meddyliwch cyn argraffu!

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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