

Cerys Jones

From: Jason Russell
Sent: 06 October 2020 10:54
To: Cerys Jones
Subject: CONSULTATION - GENERAL LETTER - App ref P/2020/0571

Hi Cerys,

Thank you for the recent consultation on the above application for outline permission.

PUMP 199KW BOELERI BIOMAS / FIVE 199KW BIOMASS BOILERS HIGHER HALL FARM BOWLING BANK WREXHAM

The site is located in DAM Zone A and adjacent to land located in DAM Zone C2 as defined within TAN15. The proposed locations of the biomass boilers are located in areas of the site identified as being a low to medium risk of surface water flooding on NRW's updated flood map for surface water. As a minimum I would strongly recommend the applicant incorporate flood resistant and resilient construction techniques into the works if permission were granted.

SuDS Approving Body Approval Requirement

As you will be aware, 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. No formal application for SAB approval or request for pre application SAB advice has been received to date. It is unclear from the information provided if SAB approval will be required in this instance, however, due to the scale and nature of the development it is likely that a compliant sustainable surface water management scheme can be delivered.

If the application were to be approved, I would request the following note to applicant be included on any permissions to re emphasise the requirement to obtain full SAB approval prior to the commencement of any construction works on site:

Note to Applicant – SAB Approval Required

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. 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.

If you have any questions on the above please let me know.

Kind regards
Jason Russell

Peiriannydd / Engineer



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