

Cerys Jones

From: Jason Russell
Sent: 10 November 2020 14:56
To: Cerys Jones
Subject: DISCHARGE OF CONDITION(S) - App ref P/2020/0596

Hi Cerys,

Thank you for the recent consultation on the above application for discharge of condition.

RHYDDHAU AMOD 9 (MODELU HYDROLIG) O AMLINELLOL CANIATAD CYNLLUNIO P/2016/0189 /
DISCHARGE OF CONDITION 9 (HYDRAULIC MODELLING) OF OUTLINE PLANNING PERMISSION
P/2016/0189
LAND EAST OF TAN Y BONT MAIN ROAD OLD RHOSROBIN WREXHAM

Providing the solution to the issues at Wrexham CSO (2502) and Pandy PS EO (72658) detailed in the document Developer Services Hydraulic Modelling Report 156 – N164 Tan Y Bont, Wrexham - Five Fords WwTW – 00675 are implemented as stated I would have no objection to the discharge condition 9 from planning permission P/2016/0189.

However, as this application was received by WCBC in relation to the discharge of Condition 9 after the 7th January 2020, the requirements of Schedule 3 of the Flood and Water Management Act 2010 (as amended) will come in to force and the scheme will need to obtain full SAB approval prior to the commencement of any construction works on site. However, at the time of writing no formal application for SAB approval or request for pre application SAB advice has been received to date.

The information submitted with the previous application indicates surface water from the proposed development will be discharged to the ground using a suitable infiltration system such as such as soakaways, permeable paving or grassed swales. It is stated that in the event that discharge of surface water via infiltration is deemed unsuitable, then discharge to the public sewer would have to be investigated further, however, it is likely this will not be possible due to the previously investigated capacity issues with the local public sewer network.

I can advise that, in principle, it would appear a compliant scheme should be deliverable for the site, but in the absence of the full SAB approval, there is always the possibility that additional amendments will be required to the proposed scheme that may impact on layout etc. of the site. I would be grateful if you would include the following note to applicant regardless of the outcome of this application.

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



01978 729813



Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW



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



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