

Cerys Jones

From: Jason Russell
Sent: 23 December 2020 12:34
To: Cerys Jones
Subject: CONSULTATION - RESERVED MATTERS - App ref P/2020/0839

Hi Cerys,

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

CAIS I GYMERADWYO MATERION A GADWYD YN ÔL YN DILYN CANIATÂD AMLINELLOL P/2018/0139 AM FANYLION GRADDFA, LLUNWEDD, TIRLUNIO AC YMDDANGOSIAD I DDATBLYGU 9 UNED BRESWYL. / APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE PERMISSION P/2018/0139 FOR DETAILS OF SCALE, LAYOUT, LANDSCAPING AND APPEARANCE FOR THE DEVELOPMENT OF 9 RESIDENTIAL UNITS LAND SOUTH OF PINECROFT AFONEITHA ROAD PENYCAE WREXHAM

As you will be aware, as the applicant has not yet applied to WCBC in relation to the discharge of Condition 10, and the deadline date of 7th January 2020 has now passed, 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. In the absence of the full consideration of the requirements of the National Standards for SuDS, and requirements of Schedule 3 of the Flood and Water Management Act, it has not been demonstrated that a compliant sustainable surface water management scheme can be delivered for the site. It is likely that this requirement will have implications for the proposed development, particularly in relation to the layout. In some instances it may not be possible to identify a scheme that can successfully comply with the national standards, particularly if future maintenance, management and funding of a scheme cannot be agreed with the SAB as adopting authority.

Prior to the determination of condition 10, it must be clearly demonstrated that a Sustainable Drainage Scheme, compliant with the Welsh Ministers Statutory Standards for Wales, can be delivered for the site. The SuDS Strategy document (or equivalent) must detail the proposed approach to achieve compliance with the Statutory Standards, whilst demonstrating how the guiding principles of the standards will be achieved. While it is possible to seek planning permission in isolation of seeking SAB approval, there is a significant risk in pursuing such an approach. The earlier it can be determined that the proposals are compliant with the new standards the less chance of delay, wasted effort and costs for all parties involved.

I would recommend the inclusion of a Note to Applicant below detailing the need to obtain SAB approval prior to the commencement of any construction works on 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