

Cerys Jones

From: Jason Russell
Sent: 17 November 2020 13:19
To: Cerys Jones
Subject: DISCHARGE CONDITIONS 4, 6 AND 10 ATTACHED TO P/2018/1047

Hi Cerys,

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

DISCHARGE CONDITIONS 4, 6 AND 10 ATTACHED TO P/2018/1047 NANTCOL 57 BRYN GLAS RHOSLLANERCHRUGOG WREXHAM

As Neil Taunt previously stated that *"the revised FCA (version 1.1 dated July 2019), does provide detail of an indicative drainage scheme for the site that would appear to satisfy our normal requirements. If implemented as detailed then I have no further comments."* And as the submitted detailed drainage drawings are in keeping with the FCA version 1.1, I would have no objection to the discharge condition 10 from planning permission P/2018/1047.

As this application was received by WCBC in relation to the discharge of Condition 10 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 within the application indicates surface water from the proposed development will be discharged to the adjacent local watercourse at a controlled discharge equivalent to the existing greenfield runoff

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



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