

Matthew Phillips

From: Jason Russell
Sent: 27 January 2021 10:45
To: Matthew Phillips
Subject: RE: Oak Tree Tavern Wrexham

Matthew,

Yes, they have applied for SAB approval and I have advised a “minded to approve” decision with technical approval, the drainage strategy is a suitable design for the development and I would therefore have no issues with the discharge of the condition, however, the SAB approval is subject to a legal agreement between applicant and SAB, this is to satisfy the SAB that the applicant is liable for the maintenance of the system for its design life. SAB approval will not be granted until this agreement is in place and the developer should be advised SAB approval needs to be in place prior to the commencement of construction works.

Kind regards
Jason

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 27 January 2021 10:20
To: Jason Russell <Jason.Russell@wrexham.gov.uk>
Subject: Oak Tree Tavern Wrexham

Jason,

I have been dealing with a discharge of condition application for some time on the above site on Ruabon Road (reference P/2020/0035). Planning permission was granted in 2019 (P/2019/0348) for the conversion of the former public house into 3 dwellings and for the conversion an extension of an outbuilding at the rear of the site to 3 dwellings. The outbuilding has subsequently been subject to a separate permission for conversion to 2 dwellings (P/2020/0393).

Condition 14 of P/2019/0348 requires:

No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

The attached is the drainage strategy for the site. The plan within it is has been prepared on the basis of the outbuilding being converted to 2 dwellings rather than 3.

Have they applied for SAB for this? Irrespective of that, does the attached look ok from a surface water perspective, taking into account that this is a change of use of an existing site that was largely hard surfaced?

Matthew