

Cerys Jones

From: Jason Russell
Sent: 14 January 2021 12:00
To: Cerys Jones
Subject: Consultation Letter P 2020 0890

Hi Cerys,

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

CODI ANNE DD OL AM 1 ANNE DD / ERECTION OF 1 DWELLING LAND AT QUARRY BROW GRESFORD WREXHAM LL12 8SG

The site is located in DAM Zone A as defined within TAN15.

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. The scale of the proposed works dictates SAB approval will be required prior to the commencement of any works on site. No formal application for SAB approval or request for pre application SAB advice has been received to date. It is likely due to the scale and nature of the development that a compliant sustainable surface water management scheme can be delivered.

The information submitted with the application indicates surface water from the proposed development will be discharged to the ground using a soakaway, however, no infiltration testing has been provided to indicate ground conditions are suitable. These will be required to support any future application.

Should this application be approved I would recommend the inclusion of a pre-commencement condition requesting detail of the final surface water management scheme for the site as well as the Note to Applicant below detailing the need to obtain 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