

Cerys Jones

From: Jason Russell
Sent: 07 December 2020 14:49
To: Cerys Jones
Subject: CONSULTATION - GENERAL LETTER - App ref P/2020/0792

Hi Cerys,

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

NEWID DEFNYDDIO STABL I'R CYMYSGU A1 AC A3 (CAFE, SOP, TAFARN) / CHANGE OF USE OF STABLE TO MIXED A1 AND A3 (CAFE, SHOP, BAR) BOWLING BANK FARM MULSFORD LANE WORTHENBURY WREXHAM

The development area of the site is located in DAM Zone A as defined within TAN15. There are areas of the site identified as being a high risk of surface water flooding on NRW's updated flood map for surface water. As a minimum I would strongly recommend the applicant incorporate flood resistant and resilient construction techniques into the works if permission were granted.

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. No formal application for SAB approval or request for pre application SAB advice has been received to date. The proposals are over 100m² in this instance therefore, SAB approval will be required, however, due to the scale and nature of the development it is likely that a compliant sustainable surface water management scheme can be delivered.

If the application were to be approved, I would request the following note to applicant be included on any permissions to re emphasise the requirement to obtain full 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