

Cerys Jones

From: Jason Russell
Sent: 15 December 2020 13:25
To: Cerys Jones
Subject: CONSULTATION - GENERAL LETTER - App ref P/2020/0810

Hi Cerys,

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

**DYMCHWEL ESTYNIAD UNLLAWR, ADEILADU TY 4 YSTAFFELL GWELY A MYNEDIAD NEWYDD /
DEMOLISH SINGLE STOREY EXTENSION, CONSTRUCTION OF A 4 BEDROOM DWELLING AND
NEW ACCESS 12 FFORDD KAYTON CEFN MAWR WREXHAM**

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. We have provided Pre application SAB advice for the proposed development and can advise that, in principle, it would appear a compliant scheme should be deliverable for the site.

If the application were to be approved, I would request the following note to applicant be included on any permissions to re emphasis 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
Engineer / Peiriannydd