

**M & L Investment Partners LLP**

**3 Elm Point, Abbey Road North, Wrexham Industrial Estate, Wrexham, LL13 9UE**

## **SUMMARY OF APPROVED DRAINAGE SCHEME & SAB APPLICATION**

### **1.1 Background**

1.1.1 In January 2018 Wrexham County Borough Council granted planning permission for the 'Erection of Industrial Warehouse (Use Class B1, B2 & B8) With Associated Service Yard and Car Parking (Ref P/2017/1013). These Phase 1 works involved the erection of a 2,892m<sup>2</sup> distribution warehouse and associated transportation and drainage infrastructure.

1.1.2 Planning permission for the 'extension to existing industrial warehouse (use class B1, B2 and B8) together with associated service yard' was approved on 11th October 2019 (planning permission reference P/2019/0593). These Phase 2 works allowed for additional warehouse floor area of 846m<sup>2</sup> plus an associated extension to the loading bay.

1.1.3 Condition 16 attached to planning permission reference P/2019/0593 requires the submission and approval of a scheme for the comprehensive and integrated drainage of the site and states:

*"No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:*

*i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;*

*ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,*

*iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime."*

- 1.1.4 A full SuDS Scheme Application for SAB approval (Reference SAB\_FUL\_2019\_0801) was submitted to the SuDS Approving Body at Wrexham County Borough Council and was subsequently approved on 3rd October 2019. The SAB Approval Certificate is appended at Appendix A.
- 1.1.5 As part of the above application, a comprehensive drainage scheme for the site was approved by the SuDS Approving Body. The drainage scheme for the site is summarised below and the Drainage Scheme Plan is included at Appendix B.
- 1.1.6 The purpose of this document is to provide a summary of the drainage scheme which has been approved by the SAB, to satisfy Condition 16 attached to planning permission reference P/2019/0593.

## **1.2 Existing Drainage**

- 1.2.1 The existing site drains surface water and foul water separately. Foul water from the offices and welfare facilities drains to the existing Welsh Water public combined sewer located within Abbey Road. Surface water from roofs and hardstanding areas is captured by an attenuation cell buried beneath the surface, which is emptied via a pumped connection to a private surface water to the south of the site boundary.
- 1.2.2 There is an existing public combined sewer located within Abbey Road with a connection on site present.

## **1.2 Foul Water**

- 1.3.1 There will be no foul water flows generated by the proposed development.

## **1.3 Surface Water Drainage Strategy**

- 1.4.1 As is required by Condition 16, an assessment was carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage set out in Technical Advice Note 15: Development and Flood Risk.

- 1.3.2 Consideration was given to the use of infiltration by way of soakaways for the site. However, the existing ground comprise made ground over clay sub soils that proved to be ineffectual when investigated by BRE365 trial holes. An infiltration system would not provide a reliable and effective means to dispose of surface water at the site.
- 1.3.3 A sustainable drainage system has been incorporated into the design by way of below ground attenuation. This will store the rainwater in the required design storm periods and will control the flow of surface water from the site allowing the water to be stored safely without flooding on site or off site. The proposed scheme will utilise below ground attenuation storage with a flow control device to restrict flows from the site in line with greenfield runoff rates. The storage volumes will achieve the design 1 in 100 + 30% climate change. Exceedance flows will be directed away from the building due to existing topography falling towards Abbey Road.
- 1.3.4 The following plans, drawings, and supporting documents were submitted and approved as part of the SAB application:
1. Application-form-for-full-application-approval-of-suds - Completed 9.07.2019
  2. 12-500-L1 - BRE365 Soakaway Letter Report - March 2018.docm
  3. 3631-CAU-XX-XX-DR-C-1601\_P02
  4. 3631-CAU-XX-XX-DR-C-1602\_P02
  5. 3631-CAU-XX-XX-DR-C-5100\_P02
  6. 3631-CAU-XX-XX-DR-C-5400\_P01
  7. 3631-CAU-XX-XX-RP-C-0350.S4-P1 SAB Application Commentary
  8. 3631-CAU-XX-XX-RP-C-0355.S4-P1 SuDS Maintenance Schedule
  9. 17049-C4C-BB-ZZ-DR-A-(00)101 Location Plan
  10. DMS620-REP001-P3 Drainage Strategy And Flood Risk Assessment
  11. Landscape Plan drawing MH10\_01\_02
  12. Landscape Plan Implementation and Maintenance
  13. McCarthy Landscape Proposals 25.01.19 DRAFT
  14. MicroDrainage Phase 1 Existing
  15. MicroDrainage Phase 1 plus Phase 2
  16. TEP Ecological Assessment

## **APPENDIX A**

### **SAB Approval Certificate**

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as SuDS Approving Body, hereby determines your application in accordance with the particulars and plans comprising the application



**Flood and Water Management Act 2010  
Schedule 3 (Wales)**

|                  |                              |                |                              |
|------------------|------------------------------|----------------|------------------------------|
| Application Ref. | <b>SAB_FUL_2019_0801</b>     | Date Validated | 16 <sup>th</sup> August 2019 |
| Date Determined: | 3 <sup>rd</sup> October 2019 | Ask For:       | Neil Taunt                   |

|                                                                                                                          |                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b><br>M & L Investments Partners<br>Unit 1, First Avenue<br>Redwither Business Park<br>Wrexham<br>LL3 9XP | <b>Agent:</b><br>Mr S. Barber-Bailey<br>Caulmert Limited<br>Unit 14, Ffordd Richard Davies<br>St Asaph Business Park<br>Denbighshire<br>LL17 0LJ |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|

**WREXHAM COUNTY BOROUGH COUNCIL** as SuDS Approving Body hereby **APPROVES** the Sustainable Drainage System associated with the following development in accordance with the plans and application submitted to the Council, subject to any conditions.

|                                 |                                                                                     |
|---------------------------------|-------------------------------------------------------------------------------------|
| <b>Location:</b>                | 2 Elm Point<br>Abbey Road North<br>Wrexham Industrial Estate<br>Wrexham<br>LL13 9UE |
| <b>Description of Proposal:</b> | Phase 2 Extension to Existing Industrial Warehouse                                  |

**Date of Approval: 3<sup>rd</sup> October 2019**

**Signed:**

**Darren Williams**

Chief Officer Environment & Technical

Cyngor Bwrdeistref Sirol Wrecsam/ Wrexham County Borough Council  
Neuadd y Dref, Wrecsam. LL11 1AY  
Guildhall, Wrexham. LL11 1AY  
[www.wrecsam.gov.uk](http://www.wrecsam.gov.uk) [www.wrexham.gov.uk](http://www.wrexham.gov.uk)

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.  
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

**IT IS IMPORTANT THAT YOU COMPLY WITH THE APPROVED PLANS AND ALL CONDITIONS BELOW. PLEASE READ INFORMATIVES BELOW THAT ACCOMPANY THE DECISION.**

#### **CONDITIONS OF APPROVAL**

1. Any works undertaken must be in strict accordance with the **APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS** as detailed below.
2. The development hereby permitted shall be **commenced** before the expiry of **five years** from the date of this approval.
3. The applicant must, in writing, notify the SAB a minimum of **7 days prior** to the intention to commence works on site.
4. Notice in writing must be given within **21 working days** by the applicant to the SAB upon completion of SuDS works, this must include:
  - Evidence that the scheme has been implemented in full compliance with the **APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS**.
  - Detailed “as built” plans of the approved SuDS scheme, in a format agreed with the SAB, for inclusion on the register of SuDS features.

The SAB reserves the right to inspect the works should the evidence be deemed unsatisfactory. Inspection fees will be charge at £168 per inspection in accordance with The Sustainable Drainage (Application for Approval Fees) (Wales) Regulations 2018.
5. The owner is obliged to maintain the drainage system in accordance with the APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS for the lifetime of the development the approved SuDS serves.
6. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. This is to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

#### **INFORMATIVES & ADVISORY NOTES**

- This approval does not remove from the applicant the necessity to obtain other licences, consents, approvals or permissions (including planning permission) which may be required in law or in order to comply with any duties or responsibilities for conservation or protection of the environment.
- The SAB accepts no responsibility for the design and construction of the works that are the subject of this approval; nor liability for any costs or damages that may arise out of their design, construction, maintenance or use.
- Site construction runoff should be adequately treated to ensure no sediments or pollutants are passed on to downstream receiving waterbodies, SuDS or sewers.
- Please note that this SAB approval relates solely to the approval of SuDS components. In order to establish whether the proposed development benefits from consent, the applicant is advised to refer to the planning permission granted as well as any conditions in reference to foul water

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.  
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

drainage. In accordance with the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Dwr Cymru Welsh Water is a statutory consultee to the planning process and will provide comments to any proposals for foul water drainage by response to a planning application consultation.

#### **APPROVED PLANS, DRAWINGS & SUPPORTING DOCUMENTS**

1. application-form-for-full-application-approval-of-suds - Completed 9.07.2019
2. 12-500-L1 - BRE365 Soakaway Letter Report - March 2018.docm
3. 3631-CAU-XX-XX-DR-C-1601\_P02
4. 3631-CAU-XX-XX-DR-C-1602\_P02
5. 3631-CAU-XX-XX-DR-C-5100\_P02
6. 3631-CAU-XX-XX-DR-C-5400\_P01
7. 3631-CAU-XX-XX-RP-C-0350.S4-P1 SAB Application Commentary
8. 3631-CAU-XX-XX-RP-C-0355.S4-P1 SuDS Maintenance Schedule
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#### **RIGHTS AND GENERAL INFORMATION**

We believe that a negotiated solution is best when dealing with disputes around SAB decisions. However a formal mechanism for appeals to the Welsh Ministers is provided in Regulations (Sustainable Drainage (Appeals) (Wales) Regulations 2018).

Full details of the procedure for appeals, including; how an appeal may be made, the information to be provided, duties of the SAB in providing information, timescales for appeal decisions and the specific duties for the Welsh Ministers, are contained in the Sustainable Drainage (Appeals) (Wales) Regulations 2018.

Please Note noted that making an appeal does not suspend a decision and a developer appealing against a condition of an approval must not start construction.

#### **SAB decisions that can be appealed and the time-limit for doing so**

In the event that a mutually acceptable resolution of a dispute over a SAB decision cannot be reached, which may relate to:

- an application for approval,
- approval conditions, including a condition specifying a non-performance bond,
- a request to adopt a drainage system.

The developer may, by notice, appeal to Welsh Ministers against the decision, the appeal must at the same time be copied to the SAB. In practice, the Planning Inspectorate Wales (PINS) will handle the

appeal on behalf of the Welsh Ministers. A copy of the form needed to make an appeal is available by contacting PINS:

- Website: [https://beta.gov.wales/planning-inspectorate?contact\\_us/](https://beta.gov.wales/planning-inspectorate?contact_us/)
- Email: [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk)
- Telephone: 0303 444 5940

An appeal must be made to the Welsh Ministers (PINs) and copied to the SAB within the time-limit set in Regulation 5 of the Sustainable Drainage (Appeals) (Wales) Regulations 2018:

- Any appeal concerning an application for approval or a request to adopt must be made within the period of 6 months beginning with:

| Appeal Type                                                           | Either                   | Or                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| An application for approval (other than a decision about a condition) | The date of the decision | If the appeal is against the deemed refusal of the application arising from the failure of the approving body to determine the application within the period prescribed in Regulation 5 of the Sustainable Drainage (Approval and Adoption Procedure) (Wales) Regulations 2018, the last day of that period. |

- Any appeal concerning a condition of approval, including a condition specifying a non-performance bond, must be made within the period of 6 months beginning with the date approval is granted.

In addition, the appellant must identify a choice of appeal mechanism:

- Written representation
- Oral hearing
- Enquiry

Appeals may be submitted electronically or by post. An appeal may be withdrawn at any time by the appellant by giving notice in writing to the Welsh Ministers (PINs), copied to the SAB.

## **APPENDIX B**

**Drainage Plan Ref 3631-CAU-XX-XX-DR-C-5100**

NOTE

1. DO NOT SCALE FROM THIS DRAWING, WORK FROM FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM U.N.O.
2. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING WILL BE ALLOWED WITHOUT THE PRIOR PERMISSION IN WRITING.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
4. THE SPECIFICATION IN ALL RESPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT WREXHAM CBC SPECIFICATION AND CONSTRUCTION PUBLICATION IN FORCE IN THE COUNTY AT THE TIME OF CONSTRUCTION.

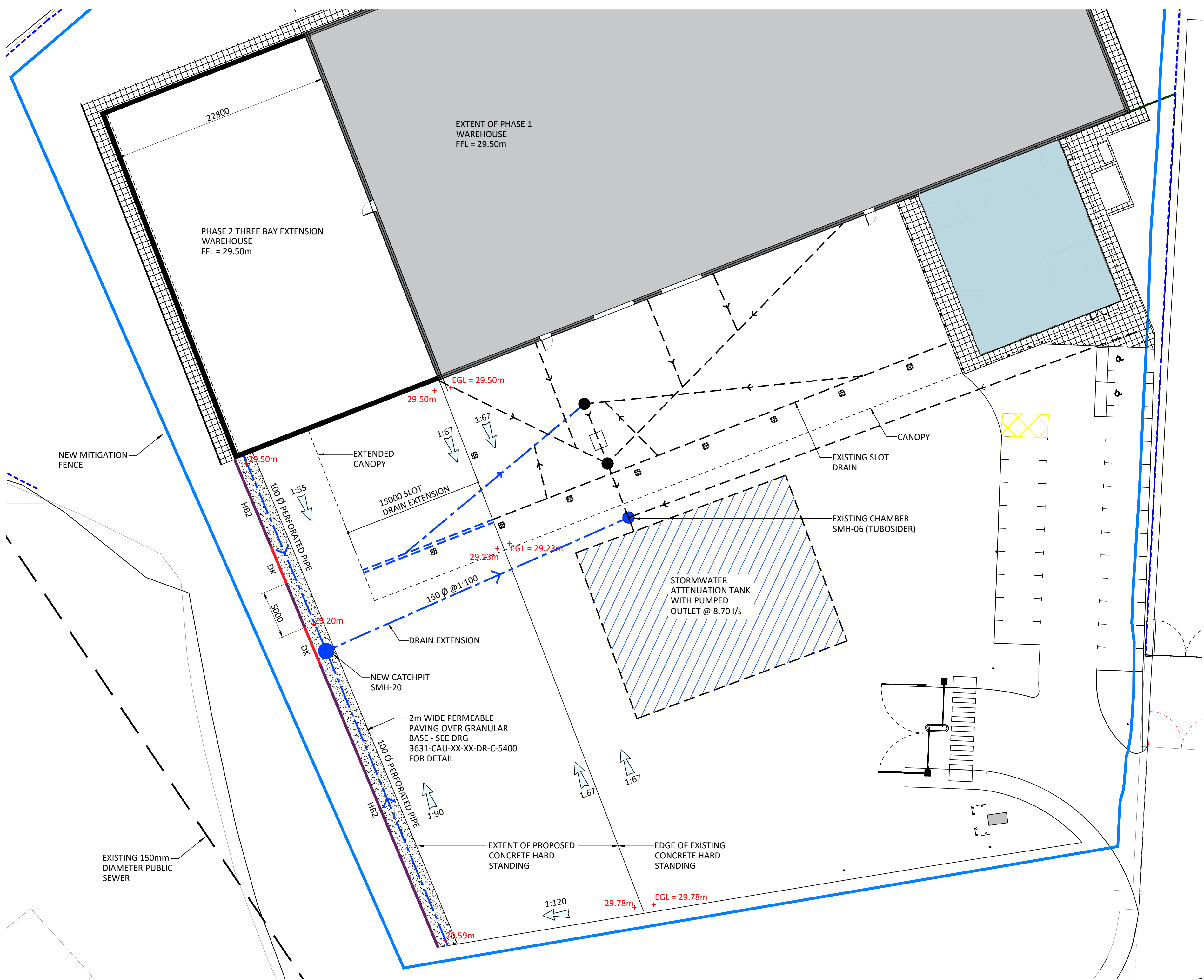
LEGEND

- HB2 HB2 KERB
- DK DROP KERB
- +XX.XX PROPOSED LEVELS
- XX:XX SLOPE LEVEL
- EXISTING DRAINAGE (AS SHOWN ON MUIR ASSOCIATES Ltd DRAWING DMS 620-200, REV P4)
- PROPOSED DRAINAGE

|                                                                             |                        |                    |     |                      |          |
|-----------------------------------------------------------------------------|------------------------|--------------------|-----|----------------------|----------|
|                                                                             |                        |                    |     |                      |          |
| P02                                                                         | SAB APPLICATION        | DA                 | LLM | SBB                  | 16.07.19 |
| P01                                                                         | ISSUED FOR INFORMATION | DA                 | LLM | SBB                  | 14.05.19 |
| REV                                                                         | MODIFICATIONS          | BY                 | RE  | AP                   | DATE     |
| PURPOSE OF ISSUE<br>FOR INFORMATION                                         |                        |                    |     | STATUS<br>S2         |          |
| CLIENT:<br><br>M+L INVESTMENT PARTNERSHIPS LTD                              |                        |                    |     |                      |          |
| PROJECT:<br><br>ABBEY ROAD, WREXHAM                                         |                        |                    |     |                      |          |
| TITLE:<br><br>SAB APPLICATION                                               |                        |                    |     |                      |          |
| DRAWN BY<br>DA                                                              |                        | REVIEWED BY<br>LLM |     | AUTHORISED BY<br>SBB |          |
|                                                                             |                        |                    |     | SCALE @ A2<br>1:250  |          |
| DATE<br>14.05.2019                                                          |                        | JOB REF:<br>3631   |     | REVISION<br>P02      |          |
| DRAWING NUMBER<br>3631-CAU-XX-XX-DR-C-5100                                  |                        |                    |     |                      |          |
| <div><div>Caulmert</div><div>engineering environmental planning</div></div> |                        |                    |     |                      |          |

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