

Cerys Jones

From: Jason Russell
Sent: 04 September 2020 14:56
To: Cerys Jones
Subject: CONSULTATION - GENERAL LETTER - App ref P/2020/0363

Hi Cerys,

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

TY GWYDR GYDA CHYFLEUSTER PACIO A SWYDDFEYDD, CANOLFAN YNNI, GWAITH ADFER A CHRONFEYDD DWR / GLASSHOUSE WITH PACKING FACILITY AND OFFICES, ENERGY CENTRE, RECOVERY PLANT AND RESERVOIRS LAND WEST OF SESSWICK WAY MARCHWIEL WREXHAM

The site is partially located in areas identified as DAM Zone B and C2 as defined within TAN15. The site also has areas identified as being at a high risk of surface water flooding on NRW's updated flood map for surface water. The FCA associated with the application outlines that the operational area of the site lies outside the flood zone; this is supported by the proposed development plan, which shows all new development to be located outside the 0.1% AEP event flood outline. The development platform is therefore raised above the expected flood extent. The existing site access is located in Zone C2. The FCA does not provide any indication as to what the potential flood depths/velocities could be for the site access. The FCA does outline that there is a flood free secondary access off Sesswick Way.

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 been approached to provide Pre application SAB advice for the proposed development and I am currently in the process of reviewing the details of this scheme as part of the SAB application process, but 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 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
Engineer / Peiriannydd



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