

Cerys Jones

From: Jason Russell
Sent: 20 October 2020 14:37
To: Cerys Jones
Subject: DISCHARGE OF CONDITION(S) - App ref P/2020/0600

Hi Cerys,

Thank you for the recent consultation on the above application for discharge of condition.

**RHYDDHAU AMOD 12 (DRAENIO) O AMLINELLOL CANIATAD CYNLLUNIO P/2018/0053 /
DISCHARGE OF CONDITION 12 (DRAINAGE) OF P/2018/0053 RUABON BUSINESS PARK
ADJACENT TO A483 RUABON WREXHAM**

Whilst I have no objection to the relaxation of condition, as this application was received by WCBC in relation to the discharge of Condition 12 after the 7th January 2020, the requirements of Schedule 3 of the Flood and Water Management Act 2010 (as amended) will come in to force and the scheme will need to obtain full SAB approval prior to the commencement of any construction works on site. However, at the time of writing no formal application for SAB approval or request for pre application SAB advice has been received to date.

The information submitted with the application indicates surface water from the proposed development will be split between an attenuated discharge into an existing watercourse to the east of the site and an existing drainage system that runs in a southerly direction. It is stated that SuDS elements which serve more than one property will be adopted and maintained by the SuDS Approving Body (SAB), in accordance with the Statutory Standards for SuDS, however, as previously stated this has not been agreed with the SAB.

I can advise that, in principle, it would appear a compliant scheme should be deliverable for the site, but in the absence of the full SAB approval, there is always the possibility that additional amendments will be required to the proposed scheme that may impact on layout etc. of the site. I would be grateful if you would include the following note to applicant regardless of the outcome of this application.

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



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