

Cerys Jones

From: Jason Russell
Sent: 20 October 2020 12:39
To: Cerys Jones
Subject: CONSULTATION - GENERAL LETTER - App ref P/2020/0603

Hi Cerys,

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

**CODI 2 UNED DDIWYDIANNOL NEWYDD AR DIR I'R GOGLEDD O UNED 6 PARC PACIFIC /
ERECTION OF 2 NEW INDUSTRIAL UNITS ON LAND TO THE NORTH OF UNIT 6 PACIFIC PARK
UNIT 6 PACIFIC PARK BRIDGE ROAD NORTH WREXHAM INDUSTRIAL ESTATE 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 been approached to provide Pre application SAB advice for the proposed development. 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. 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.

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
Peiriannydd / Engineer



☎ 01978 729813

✉ Cyngor Bwrdeistref Sirol Wreccsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW

✉ Wrexham County Borough Council, Environment & Technical Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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