

1. Applicant Details

Applicant Name and Address

Title and Name		Mr Jon Minshaw
Company		
Suffix (unit/name/number)		
Address line 1		Althrey Woodhouse
Address line 2		Overton Road
Address line 3		Bangor on Dee
Town		Wrexham
Postcode		LL13 0DA
Phone number	Mobile	
	Works	
	Home	
e-mail address		jonm@demon-tweeks.co.uk

Agent Name and Address

Title and Name		JG Moss
Company		Moss Co LLP
Suffix (unit/name/number)		
Address line 1		Brookgate Hall
Address line 2		Plealey
Address line 3		
Town		Shrewsbury
County		Shropshire
Postcode		SY5 0UY
Phone number	Mobile	
	Works	01743 588230
	Home	
e-mail address		info@mosscompany.co.uk

Preferred contact	Applicant	Agent ✓
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2. Site Details

A general description of site location supported by a plan specifying the construction area and the extent of the drainage system should be submitted. Plans shall be at a scale of 1:2500. All plans should show the direction of North.

Name of proposed development	Althrey Woodhouse
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Grid Reference (E/N)	Easting	Northing
Suffix (unit/name/number)		
Address line 1	Althrey Woodhouse	
Address line 2	Overton Road	
Address line 3	Bangor on Dee	
Town	Wrexham	
County		
Postcode	LL13 0DA	

Description of proposed development	Replacement of dwelling house
Total application site area (Ha)	4,360m ² / 0.4ha
Is the site currently developed i.e. Brownfield, or is it currently undeveloped i.e. Greenfield?	brownfield
Existing land use	domestic curtilage
Proposed land use	domestic

3. Application

Has any prior advice been sought from the SuDS Approving Body (SAB) about this application?		Yes ☒	No ☐
If Yes, please complete the following information about the advice you were given. This will help the SAB to deal with this application more efficiently.			
Officer Name	Neil Taunt		
Reference		Date	21 10 19
	SAB Officer stated he had no discretion, if the development is over 100m ² - SUDS is required.		

Does this application relate to any other SAB application already made?	Yes ☐	No ☒
If "Yes", please provide SAB Reference number		

Is this application part of a phased approach to development of the site, or one of multiple applications for the same site?	Yes ☒	No ☒
If "Yes", please provide brief details	PART DEMOLITION, EXTENSIONS AND ALTERATIONS TO DWELLING AND ERECTION OF REPLACEMENT STABLES AND TRACTOR SHED ALTHREY WOODHOUSE BANGOR ON DEE WREXHAM P/2019/0703 REPLACEMENT DWELLING AT ALTHREY WOODHOUSEAWAITING PLANNING REFERENCE	

4. Environmental Impact Assessment (EiA) Statement

Does this application relate to a development that is the subject of an EiA application under the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017(1)?	Yes ☐	No ☒
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5. Compliance with Statutory National Standards for Sustainable Drainage Systems (SuDS)

All sustainable drainage systems MUST comply with the [Statutory National Standards for Sustainable Drainage Systems \(SuDS\) for Wales](#). You are advised to refer to the detailed text in the Standards that relate to the information required below. The Standards are re-produced, in the [Guidance](#) to assist in completing this application form.

Standard Principles

The Principles listed below will underpin the design of surface water management schemes to meet the Statutory National Standards. Where possible, please provide a brief summary in each of the boxes below relating to each of the bulleted Standard Principles and itemised Standards 1 to 6, showing how your proposed surface water drainage scheme complies with this statutory requirement.

Compliance with Standard Principles

My proposed surface water drainage scheme will comply in the following way/s:

The proposed development is on existing hardstanding with no new permeable surface created as part of the proposals.

The existing surface water drainage system at Althrey Woodhouse disperses into a Victorian vaulted water tank located to the south. The existing complies with priority 1: surface water run off is collected (for use), with the overflow directed to an existing drain as shown on the attached drawing 1124.41.

The existing surface water drainage system was constructed in Victorian times, and therefore built with structural integrity, for much greater loading conditions (as the original range of Victorian buildings was much larger). The system presently functions well and is well maintained.

A review of the Environment Agency's web indicates that Althrey Woodhouse are located within Flood Zone 1: ie with an area assessed as having a less than 1 in 1000 annual probability of the risk of river flooding. Therefore a Flood Risk Assessment is not applicable for this application.

The existing system is appropriate in its location, type and scale. The proposed development is no more than a replacement of the existing with a very similar

footprint, without the risk of flooding elsewhere and will continue to remain safe for people and the property for the continuing lifetime of site.

The applicants' own all of the land including the run off destination.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in Table A and Table B of this Guidance should be listed below and all relevant material submitted.

1. drawing 1124.41
2. <https://flood-map-for-planning.service.gov.uk> Post code: LL13 0DA

Standards 1 to 6

Compliance with Standard S1 - Surface water runoff destination

My proposed surface water drainage scheme will comply in the following way/s:

Water is collected and reused on the site (priority level 1) with the remainder discharged to a water course (priority level 3).

The existing surface water system disperses into a Victorian vaulted sweet water tank located to the south of the dwelling, with the overflow directed to an existing drain as shown on the attached drawing 1124.41.

The run off destination is located in an area of garden leading to a field and ditch beyond



An arrangement such as this was commonly used in association with Victorian country houses, is well engineered and more than capable of coping with what is essentially no more than a replacement of the existing buildings, whereas the system was originally designed for a much greater density of buildings.

There has been no known failure in this system, any contamination issues or negative impact on the biodiversity of the run off destination.

The run off destination is not within an area of geological conservation importance.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

(e.g. Drainage Strategy, Landscape Plan, destination priorities, detailed drainage design etc.)

1. drawing 1124.2

Compliance with Standard S2 - Surface water runoff hydraulic control

My proposed surface water drainage scheme will comply in the following way/s:

The system will not discharge from the site for the majority of rainfall events of less than 5mm.

The sweet water tank acts as an attenuation system with water pumped out to use on the garden and stables.

The surface water run-off is to a holding tank, as existing and will not have an negative impact of the development on flood risk in the receiving water body and is managed to protect people and property on and adjacent to the site from

flooding, from the drainage system.

The system is 100 years old and still working, without failure and therefore potential failure scenarios and flood risk is managed and minimal. The system was originally designed for a much larger group of buildings.

<https://maps.cyfoethnaturiolcymru.gov.uk> post code LL13 0DA, below confirms no risk of flooding from rivers



The site is not within an area of geological conservation importance.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in Table A and Table B of this Guidance should be listed below and all relevant material submitted.

(e.g. Drainage Strategy, Landscape Plan, Flood Consequences Assessment, detailed drainage design, hydraulic calculations, flow control etc.)

1. drawing 1124.2

Compliance with Standard S3 – Water Quality

My proposed surface water drainage scheme will comply in the following way/s:

The water is natural rainwater.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in Table A and Table B of this Guidance should be listed below and all relevant material submitted.

(e.g. Water Quality Strategy, treatment, contaminated land survey pollution prevention etc.)

1. drawing 1124.41

Compliance with Standard S4 – Amenity

My proposed surface water drainage scheme will comply in the following way/s:

The existing long standing surface water system ensures the amenity to the site and does not contribute adversely to climate resilience or health and wellbeing of the occupiers of the dwelling.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in Table A and Table B of this Guidance should be listed below and all relevant material submitted.

(e.g. Amenity Plan, Landscape Plan, protection, improvement, multiple functionality etc.)

1. drawing 1124.41

Compliance with Standard S5 – Biodiversity

My proposed surface water drainage scheme will comply in the following way/s:

The existing long standing surface water system maintains the biodiversity, retaining networks, habitat and ecosystems together, and ensures is not disturbed whilst maintaining the existing benefits.

There has been no known contamination or pollution impact with the system or its location.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

(e.g. Biodiversity Plan, Landscape Plan, habitat, protection, enhancement, multiple functionality etc.)

1. drawing 1124.41

Compliance with Standard S6 – Design of drainage for Construction and Maintenance and Structural Integrity

My proposed surface water drainage scheme will comply in the following way/s:

The existing surface water drainage system was constructed in Victorian times, and therefore built with structural integrity, of anticipated loading conditions (of a larger footprint than that proposed). The system remains functional and of good maintenance.

There is no intention to construct a new surface water drainage system.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

(e.g. Drainage Strategy, Landscape Plan, detailed drainage design Construction Management Plan, Phasing Plan, SuDS Maintenance Plan

1. drawing 1124.41

6. Initial Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to Natural Resources Wales Development Advice maps. (Natural Resources Wales / Development and flood risk)	Yes ☐	No ☒
If the proposed development is within the area at risk of flooding, you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to <u>Technical Advice Note 15 (TAN15)</u>).		

Is the site located within an area susceptible to surface water flooding? Refer to <u>NRW Surface Water Flood Maps</u> .	Yes ☐	No ☒
Is the site located within an area susceptible to groundwater flooding?	Yes ☐	No ☒
Is there a watercourse (as defined under <u>Section 72 Land Drainage Act 1991</u>) located within 20m of the proposed development?	Yes ☐	No ☒

7. SuDS Scheme Application - Checklist

Please complete the following checklist and make sure you have read the Guidance on Making SuDS Applications for SAB Approval, the Guidance on completing the Pre-Application Form, and provided all the necessary information in support of your application:

Pre-Application fee (where required)	Yes ☐
Completed, signed and dated Pre-Application Form.	Yes ☒
Considered further questions and technical information in the <u>Guidance</u> , required to help assess your Pre-Application and assist your Full Application proposals at a later date.	Yes ☒

1. Declaration

I/ we hereby apply for SuDS Pre-Application Advice as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

This form is completed using accurate information and can be used as a summary of concept of the surface water drainage strategy on this site.

Form completed by	Moss Co LLP
Signature	
Qualification of person responsible for signing off this application	Architect
Company	Moss Co LLP
On behalf of (Client's details)	Mr Jon Minshaw