

## Cerys Jones

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**From:** Jason Russell  
**Sent:** 10 November 2020 15:22  
**To:** Cerys Jones  
**Subject:** CONSULTATION - GENERAL LETTER - App ref P/2020/0690

Hi Cerys,

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

### **ADEILAD AMAETHYDDOL AR GYFER GWARTHEG GODRO / AGRICULTURAL BUILDING FOR DAIRY COWS OLD SONTLEY HALL SONTLEY WREXHAM**

The site is located in an area identified as DAM Zone C2 as defined within TAN15. The site is at a high risk of surface water flooding on NRW's updated flood map for surface water. This is consistent with multiple instances of flooding on the site. I would recommend NRW's views are sought on the requirements of any FCA for the proposed works. As a minimum I would also strongly recommend the applicant incorporate flood resistant and resilient construction techniques into the works if permission were granted.

From a review of our GIS data, the development site appears to be located within the vicinity of an existing culverted section of an ordinary watercourse. Prior to determining the application, additional information should be submitted to demonstrate how the proposed development can progress without detriment to the existing culverted watercourse. If any diversion is required it will need to be demonstrated that this can be achieved without detriment to the original design and function of the existing culvert. I would strongly recommend that this information is provided prior to the determination of the application as it may impact on the deliverability of the proposed scheme.

### **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 100m<sup>2</sup> is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. No formal application for SAB approval or request for pre application SAB advice has been received to date. It is likely from the information provided that SAB approval will be required in this instance, however, due to the scale and nature of the development it is likely that a compliant sustainable surface water management scheme can be delivered.

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](https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm) or by contacting the SAB Team directly at [SAB@wrexham.gov.uk](mailto: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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✉ Wrexham County Borough Council, Environment & Technical Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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