

Cerys Jones

From: Jason Russell
Sent: 22 October 2020 11:05
To: Cerys Jones
Subject: CONSULTATION - OUTLINE APPLICATION - App ref P/2020/0649

Hi Cerys,

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

OUTLINE PLANNING PERMISSION FOR UP TO 300 DWELLINGS (CLASS C3 USE), A PRIMARY SCHOOL (2-FORM ENTRY), SMALL DISTRICT CENTRE COMPRISING UP TO 1,395 SQ.M OF CLASS A1 RETAIL, UP TO 372 SQ.M OF CLASS A3 RESTAURANT / PUBLIC HOUSE, UP TO 465 SQ.M OF CLASS D1 USE, MULTI-FUNCTIONAL GREEN INFRASTRUCTURE, INCLUDING INFORMAL OPEN SPACE, SURFACE WATER ATTENUATION, VEHICLE ACCESSES, CAR PARKING, ENGINEERING WORKS, PUBLIC FOOTPATHS AND HARD AND SOFT LANDSCAPING, UNDERGROUND SERVICES, AND ALL ANCILLARY AND ENABLING WORKS, WITH ALL MATTERS RESERVED EXCEPT FOR VEHICULAR ACCESS FROM BRYMBO ROAD

There is an area to the east of the site identified as being in DAM Zone B 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.

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. The scale of the proposed works dictates SAB approval will be required prior to the commencement of any works on site. 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 it is proposed to discharge surface water runoff from the site to the culverted watercourse located to the north of the site via the existing drainage network in Phoenix Drive, at an attenuated rate of 769 l/s, for the 1 in 100 year storm event + climate change as agreed with Welsh Water as part of a previous planning application and S106 agreement. Should this application be approved I would recommend the inclusion of a pre-commencement condition requesting detail of the final surface water management scheme for the site as well as the Note to Applicant below detailing the need to obtain 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



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



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