

Cerys Jones

From: Jason Russell
Sent: 20 October 2020 13:04
To: Cerys Jones
Subject: CONSULTATION - GENERAL LETTER - App ref P/2020/0623

Hi Cerys,

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

**ERECTION OF FOODSTORE (USE CLASS A1), CAR PARK, ACCESS AND LANDSCAPING. CODI
STORFA FWYD (DEFNYDD O DIR A1), MAES PARCIO, MYNEDIAD A THIRLUNIO LAND AT HOME
FARM GRESFORD ROAD LLAY WREXHAM**

The site is located in DAM Zone A as defined within TAN15. The proposed location of the delivery access to the store is located in an area of the site identified as being a high risk of surface water flooding on NRW's updated flood map for surface water. As a minimum I would strongly recommend the applicant incorporate flood resistant and resilient construction techniques into the works if permission were granted.

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 an attenuated discharge into the existing public sewer in the adjacent residential development, this will need to be agreed with the Welsh Water. 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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