

Cerys Jones

From: Jason Russell
Sent: 29 July 2020 15:11
To: Cerys Jones
Subject: RE: CONSULTATION - OUTLINE APPLICATION - App ref P/2020/0229

Hi Cerys,

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

**INFILL AND COLD STORE EXTENSIONS 1. EXTRA DOCK AND FIRST FLOOR OFFICE AND
ENGINEERING WORKSHOP EXTENSIONS, NEW ACCESS ONTO ASH ROAD AND ASSOCIATED
CAR PARKING
ROWAN FOODS LTD OSCAR MAYER LTD ASH ROAD SOUTH WREXHAM INDUSTRIAL ESTATE
WREXHAM**

The site is located in DAM Zone A as defined within TAN15. However, adjacent land to the east of the site is located within in DAM Zone C2 as defined within TAN15. There are also a number of localised areas at risk of surface water flooding on the site as depicted on NRW surface water flood risk map.

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.

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

Engineer / Peiriannydd



Environment and Planning Department Abbey Road South Wrexham Industrial Estate Wrexham LL13 9PW

Adran Amgylchedd a Chynllunio De Ffordd yr Abaty Ystâd Ddiwydiannol Wreccsam Wreccsam LL13 9PW

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