

Cerys Jones

From: Jason Russell
Sent: 02 October 2020 14:39
To: Cerys Jones
Subject: RE: CONSULTATION - GENERAL LETTER - App ref P/2020/0564

Hi Cerys,

I've just realised my previous email stated the site was partially located in DAM Zone B, when in actuality the entire site lies in DAM Zone B.

Kind regards
Jason

From: Jason Russell
Sent: 02 October 2020 14:32
To: Cerys Jones <Cerys.Jones@wrexham.gov.uk>
Subject: CONSULTATION - GENERAL LETTER - App ref P/2020/0564

Hi Cerys,

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

LLEOLI CYNWYSYDDION CLUDO AC ADDASIADAU ALLANOL I'R ADEILAD / SITING OF SHIPPING CONTAINERS AND EXTERNAL ALTERATIONS TO BUILDING CAIA PARK CENTRE PRINCE CHARLES ROAD WREXHAM

The site is located in DAM Zone B as defined within TAN15. The proposed location of containers 5 and 6 is identified as being at a low risk of surface water flooding, whilst the adjacent Prince Charles Road is identified at being 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. No formal application for SAB approval or request for pre application SAB advice has been received to date. In the absence of the full consideration of the requirements of the National Standards for SuDS, and requirements of Schedule 3 of the Flood and Water Management Act, it has not been demonstrated that a compliant sustainable surface water management scheme can be delivered for the site. It is likely that this requirement will have implications for the proposed development, particularly in relation to the layout. In some instances it may not be possible to identify a scheme that can successfully comply with the national standards, particularly if future maintenance, management and funding of a scheme cannot be agreed with the SAB as adopting authority.

Prior to the determination of the outline application, it must be clearly demonstrated that a Sustainable Drainage Scheme, compliant with the Welsh Ministers Statutory Standards for Wales, can be delivered for the site. This SuDS Strategy document (or equivalent) must detail the proposed approach to achieve compliance with the Statutory Standards, whilst demonstrating how the guiding principles of the standards will be achieved. While it is possible to seek planning permission in isolation of seeking SAB approval, there is a significant risk in pursuing such an approach. The earlier it can be determined that the proposals are compliant with the new standards the less chance of delay, wasted effort and costs for all parties involved.

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



01978 729813



Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW



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



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