

Cerys Jones

From: Jason Russell
Sent: 09 July 2020 14:26
To: Cerys Jones
Subject: FW: CONSULTATION - GENERAL LETTER - App ref P/2020/0201

Hi Cerys,

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

**CONSTRUCTION OF A 535 M2 GRASS REINFORCEMENT MAINTENANCE ACCESS TRACK AND ASSOCIATED BOUNDARY TREATMENTS (ASSOCIATED WITH DWR CYMRU WELSH WATER UNDERGROUND STORM WATER TANK)
LAND TO THE EAST OF WYNNSTAY AVENUE AND NORTH OF THE VENTURE WREXHAM**

The site is located partially in DAM Zone B as defined within TAN15. There are 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. The scale of the proposed works dictates SAB approval will be required prior to the commencement of any works on site.

The information submitted with the application states the access track is required to ensure DCWW can carry out maintenance of the proposed below ground storm water storage tanks which would include monitoring and cleaning requirements and that the new access track would be formed from grass reinforcement surfacing and would have no permanent impact on the adjacent footpath. As the purpose of this development is to mitigate the impact of surface water flooding, it is likely the scheme will have substantial benefits to the local community.

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



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