

AnnS Jones

From: Matthew Phillips
Sent: 12 March 2020 14:20
To: planning_admin
Subject: FW: P/2020/0035 - Oak Tree Tavern Ruabon Road Wrexham

Flood Officer comments

From: Neil Taunt
Sent: 06 March 2020 12:09
To: Matthew Phillips
Cc: SAB
Subject: RE: P/2020/0035 - Oak Tree Tavern Ruabon Road Wrexham

Matthew,

Thank you for the consultation on the above discharge of condition.

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. As such I am not in a position to advise on the Discharge of condition 14 at this time.

I would strongly advise the applicant to commence discussions with the SAB. While it is possible to seek approval to conditions appended to the 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.

Further details of the SAB, the 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.

Many thanks

Neil

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 02 March 2020 10:39
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: FW: P/2020/0035 - Oak Tree Tavern Ruabon Road Wrexham

Case officer correspondence

From: Matthew Phillips
Sent: 02 March 2020 10:39
To: 'sheila@jamescampbellassociates.co.uk'
Subject: P/2020/0035 - Oak Tree Tavern Ruabon Road Wrexham

Dear Sir/Madam,

With reference to the above discharge of condition application please can you confirm whether a copy of the photographic survey has also been sent to the Clwyd Powys Archaeological Trust? They will need to have a copy in order for the relevant condition to be discharged. If a copy has not been sent please can you send a copy to them (the address and format for this are specified in condition 04 of permission P/2019/0348).

Yours faithfully

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead

Cynllunio a Rheoleiddio/Planning and Regulatory



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