

AnnS Jones

From: Mared Rees-Jones
Sent: 09 March 2020 13:52
To: planning_admin
Subject: FW: CONSULTATION - OUTLINE APPLICATION - App ref P/2020/0151

Please add consultation response to file

From: flooding
Sent: 09 March 2020 09:08
To: Mared Rees-Jones
Cc: flooding
Subject: RE: CONSULTATION - OUTLINE APPLICATION - App ref P/2020/0151

Hi Mared,

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

The site is located in DAM Zone A as defined within TAN15.

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.

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 .

In the absence of this information it has not been demonstrated that a SuDS scheme compliant with the Statutory Standards can be delivered for the site, therefore it has not been demonstrated that the development can progress without a detrimental impact on flood risk either to the development site or locally. I would request this information is requested as a matter of urgency. If this information is not provided prior to determination I would request the application be refused.

If you have any question on the above or wish to discuss further please let me know.

Neil

-----Original Message-----

From: Cerys Jones <Cerys.Jones@wrexham.gov.uk>

Sent: 06 March 2020 10:06

To: flooding <flooding@wrexham.gov.uk>

Subject: CONSULTATION - OUTLINE APPLICATION - App ref P/2020/0151

Please find attached document