

Cerys Jones

From: Mared Rees-Jones
Sent: 09 August 2019 08:26
To: planning_admin
Subject: FW: P/2019/0525

Please add response to file

From: Neil Taunt
Sent: 08 August 2019 14:46
To: Mared Rees-Jones
Subject: P/2019/0525

Hi Mared,

Thank you for the recent consultation on the above application.

I am aware that an application for full planning permission has been received for the above site and have the following comments.

The site is located in DAM Zone A as defined within TAN15. NRW's surface water flood map identifies a high risk of flooding to a portion of the Site. This has been considered within the supporting FCA, with appropriate mitigation proposed.

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. Pre application discussions on the requirement for SAB approval have taken place with the supporting Drainage Strategy report clearly summarising the proposed strategy to manage surface waters generated from the site in accordance with the requirements of the National Standards for SuDS. Whilst a full application for SAB approval will be required prior to the commencement of any construction works on site, sufficient information has been provided to demonstrate a compliant scheme will 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 emphasise 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.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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



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