

AnnS Jones

From: Mared Rees-Jones
Sent: 08 November 2019 14:02
To: planning_admin
Subject: FW: P/2019/0771

Please add to file

From: Neil Taunt
Sent: 08 November 2019 10:58
To: Mared Rees-Jones
Cc: Neil Taunt
Subject: P/2019/0771

Hi Mared,

Thank you for the recent consultation on the above application.

The site is located in DAM Zone A as defined within TAN15. There are a number localised areas identified as being at risk of surface water flooding on NRW's surface water flood 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. Due to the combined footprint of the proposed works, SAB approval will be required prior to the commencement of any works on site. Reference is made to SuDS being used to manage surface water generated from the new parking area but no additional detail provided.

Due to the scale and nature of the development I would request the following Note to Applicant be included should the application be successful:

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 do not hesitate to contact me.

Many thanks

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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