

Cerys Jones

From: Sharon Holman
Sent: 17 May 2019 14:21
To: planning_admin
Subject: FW: P/2019/0336

Civ – flood officer resp

From: Neil Taunt
Sent: 17 May 2019 14:06
To: Sharon Holman
Subject: P/2019/0336

I am aware that an application for outline 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. There are a number of reports of surface water flooding in the immediate vicinity of the site, but not reference to flooding on the site itself.

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. Supporting information has been provided to suggest ground conditions are suitable for soakaway. It is highly likely that there will be a requirement for the SAB to adopt elements of any proposed drainage system. The indicative layout provided is unlikely to receive SAB approval.

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.

If you have any questions on the above please let me know.

Many thanks

Neil Taunt MCIWEM C.WEM CEnv CSci
Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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