

Cerys Jones

From: Sharon Holman
Sent: 07 June 2019 13:08
To: planning_admin
Subject: FW: P/2019/0355

civ- flood officer resp

From: Neil Taunt
Sent: 07 June 2019 12:56
To: Sharon Holman
Subject: P/2019/0355

Hi Sharon,

Thank you for the recent consultation on the above application.

The site is located in DAM Zone A as defined within TAN15. NRW's surface water flood map identifies a low risk of flooding to isolated parts of the site.

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. A formal application for SAB approval has been received to detail the proposed scheme of surface water management for the development. I am awaiting details of revisions to this scheme as part of the SAB application process, but can advise that, in principle, it would appear a compliant scheme should be deliverable for the site. In the absence of the full SAB approval, there is always the possibility that additional amendments will be required to the proposed scheme that may impact on layout etc. of 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 question 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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