

## AnnS Jones

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**From:** Mared Rees-Jones  
**Sent:** 12 February 2019 08:35  
**To:** planning\_admin  
**Subject:** FW: Planning application P/2019/0079

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**From:** SAB  
**Sent:** 07 February 2019 10:45  
**To:** [michaelaclark@btinternet.com](mailto:michaelaclark@btinternet.com)  
**Cc:** Mared Rees-Jones  
**Subject:** Planning application P/2019/0079

Following the recently submitted application for planning permission (reference above) I would like to bring your attention to the recently introduced change in legislation that may have implications for your proposed development.

From the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m<sup>2</sup> is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Furthermore the surface water drainage systems serving proposals of greater than one property will be subject to adoption by the SAB and must be constructed in such a manner as to be compliant with new national statutory standards. Given the potential implications for your development, in particular it's layout, it is essential that you satisfy yourself as to whether SAB approval is required, and if so, that you can demonstrate that the surface water drainage arrangements will be compliant with the national standards. While it is possible to seek planning permission in isolation of seeking SAB approval we emphasise the risk in pursuing such an approach. The earlier it can be determined that your proposals are compliant with the new standards the less chance of delay, wasted effort and costs for all parties involved.

These comments are made in advance of any formal response from either the SAB or the Lead Local Flood Authority through the normal planning application consultation process to allow your early consideration of the implications of the new legislative requirements for your proposed development.

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](https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm) or by contacting the SAB Team directly at [SAB@wrexham.gov.uk](mailto:SAB@wrexham.gov.uk).

*Carole Wright*

**Carole Wright - BA MBCS**

Technical Flood Support Officer - Swyddog Technegol Cefnogi Llifogydd



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