MEMORANDUM

From: Chief Officer, Environment & Technical

Your Reference: P/2026/0364

To: Chief Officer, Economy and Planning

Our Reference: N/A

FAO: Matthew Phillips

Date: 13/08/2026

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL
ERECTION OF BUILDING FOR USE AS SPORTS TRAINING FACILITY (D2 – ASSEMBLY LEISURE)

Location
COLLIERS PARK, WREXHAM AFC TRAINING GROUND, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PW

We refer to your consultation as the per the email dated 12/08/2026 in respect to the above application. We note that the Lead Local Flood Authority (LLLFA) has **NO COMMENTS** to make regarding the documentation submitted to the Local Planning Authority (LPA) in support of this application.

Requirement for SuDs Approving Body (SAB) Approval

Despite the above, it is noted that the proposed development would be subject to Schedule 3 of the Flood and Water Management Act 2010 as enacted by the Welsh Government from 7th January 2019. Under this legislation, new developments of more than one dwelling or that involve construction work of equal to or more than 100m^2 are required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works.

The LLFA notes that any consultation feedback provided to the LPA provided during this application does not negate the need for SAB approval to be sought as SAB is a separate, independent statutory requirement. While it is possible to seek planning permission in isolation of seeking SAB approval, we emphasis the risk in pursuing such an approach. The earlier it can be determined that your proposals are compliant with the Statutory Standards the less chance of delay, wasted effort and costs for all parties involved.

If you have any questions regarding the above, please do not hesitate to contact the team via flooding@wrexham.gov.uk.

Yours sincerely,
James Davies
Network Drainage Officer
Lead Local Flood Authority Team

On Behalf of:
Darren Williams, Chief Officer
Environment and Technical Department
Wrexham County Borough Council