

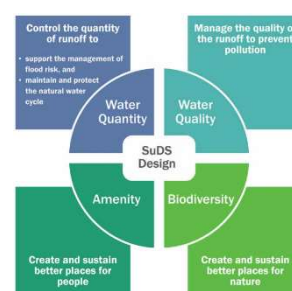


SuDS Approving Body
Flood & Water Management Team
Environment Department
Wrexham County Borough Council
Abbey Road South
Wrexham
LL13 9PW

Flood & Water Management Act 2010

Schedule 3 Sustainable Drainage

SuDS Scheme Application for SuDS Approving Body (SAB) Approval – Wales



Application Form for Pre-Application Advice on SuDS on new developments, with reference to The Sustainable Drainage (Approval and Adoption Procedure) (Wales) Regulations 2018

Pre-Application Structure	
<u>Pre-Application Form</u>	<i>(To complete & return)</i>
<u>Guidance on Completing the Pre-Application Form</u> – including specific information and evidence required to support the application.	<i>(For guidance)</i>

Pre-Application Form

This form is based on the requirements provided by Welsh Government for the sole purpose of submitting information to the SuDS Approving Body (SAB) in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, the SAB and Welsh Government will have no access to the form or the data you enter into it. Subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the SAB in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the SAB to inform you of its obligations in regard to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Please Note:

1. This form is for **Pre-Application** discussions with SAB ONLY;
2. Consideration of this application will be based on compliance with the [Statutory National Standards for Sustainable Drainage Systems \(SuDS\) for Wales](#), and [Statutory Instruments](#);
3. You are advised to engage early, and directly, with the LPA and all other relevant organisations that may have an interest in your SuDS scheme proposal, including the SAB statutory consultees listed below:
 - a. Sewerage undertaker
 - b. National Resources Wales
 - c. Highway Authority
 - d. Canal & River Trust
 - e. Internal Drainage Districts (NRW);
4. **For a valid SuDS Scheme Pre-Application to the SAB, ALL sections of this form SHOULD be completed;** and
5. You are encouraged to provide an initial response to the further questions contained in the [Guidance](#) on completing this form, and to submit as much initial technical information as possible about your SuDS scheme proposals (also as indicated in the [Guidance](#)); as this will assist the SAB with pre-application considerations and discussions.

We will process the information you provide so that we can deal with your application. We may also process or release the information to offer you documents or services relating to environmental matters and consult the public, public organisation and other organisations; provide information from the public register to anyone who asks or prevent anyone from breaking environmental law, investigate cases where environmental law may have been broken and take any action that is needed, and respond to requests for information under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (if the Data Protection Act allows).

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the SAB directly.

If printed, please complete using block capitals and black ink prior to submitting to the SAB.

Please read through the [Guidance](#) and complete this application form carefully. If you fill in the application form correctly first time, the SAB can process it quicker.

Prior to the submission of a Full Application, applicants are strongly advised to make this Pre-Application submission to discuss their proposals with the SAB and ensure that an acceptable SuDS scheme is submitted later, at the Full Application stage. Please note that pre-application fees may apply.

Submissions made in support of this application shall be based upon current legislation and industry best practice including documents referenced in [Guidance on Making SuDS Applications for SAB Approval](#).

Proposals submitted should be developed by a competent and suitability qualified professional, experienced in drainage/ SuDs / flood risk management design.

Where applicable, the LPA planning reference or unique identifier should be included.

Applicants should complete this form and submit it, together with relevant supporting documents, to Wrexham Council Borough Council SuDs Approving Body.

Where applicable, details for the payment of the Pre-Application fee will be provided upon confirmation of receipt of a valid pre-application. This will include a unique reference (SAB/PRE/20XX/XXX) that must be quoted on all future correspondence. Your valid application will not be processed until the application fee is received and cleared in full.

When you have completed the application form please submit the form and associated documents to:

Electronically:	SAB@wrexham.gov.uk
Postal:	SuDS Approval Body Flood & Water Management Team Environment Department Wrexham County Borough Council Abbey Road South Wrexham LL13 9PW

If you are not sure about anything contained in the application form, please contact us.

Content

ALL sections of this form SHOULD be fully completed unless otherwise stated.

- 1. Applicant Details**
- 2. Site Details**
- 3. Application**
- 4. Environmental Impact Assessment (EiA) Statement**
- 5. Compliance with Statutory National Standards for Sustainable Drainage Systems (SuDS)**
- 6. Initial Assessment of Flood Risk**
- 7. SuDS Scheme Application Checklist**
- 8. Declaration**

1. Applicant Details**Applicant Name and Address**

Title and Name		Mr Luke Morris
Company		Wales & West Housing
Suffix (unit/name/number)		Ty Draig
Address line 1		St David's Park
Address line 2		Ewloe
Address line 3		
Town		Deeside
County		Chester
Postcode		CH5 3DT
Phone number	Mobile	07976 233764
	Works	
	Home	
e-mail address		Luke.morris@wwha.co.uk

Agent Name and Address

Title and Name		Mr Levente Incze
Company		Waterco Datrys
Suffix (unit/name/number)		Unit 1 Block C
Address line 1		Doc Fictoria
Address line 2		
Address line 3		
Town		Caernarfon
County		Gwynedd
Postcode		LL55 1TH
Phone number	Mobile	
	Works	01824 702 220
	Home	
e-mail address		Levente.incze@waterco.co.uk

Preferred contact	Applicant	Agent
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2. Site Details

A general description of site location supported by a plan specifying the construction area and the extent of the drainage system should be submitted. Plans shall be at a scale of 1:2500. All plans should show the direction of North.

Name of proposed development	2 Chester Road, Wrexham
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Grid Reference (E/N)	333629	350851
Suffix (unit/name/number)		
Address line 1	2 Chester Road	
Address line 2		
Address line 3		
Town	Wrexham	
County	Wrexham	
Postcode	LL11 2SJ	

Description of proposed development	Construction of new apartment building containing 27no. 1 bedroom apartments along with associated parking and site access improvements.
Total application site area (Ha)	0.167
Is the site currently developed i.e. Brownfield, or is it currently undeveloped i.e. Greenfield?	Brownfield
Existing land use	unused
Proposed land use	Social housing

3. Application

Has any prior advice been sought from the SuDS Approving Body (SAB) about this application?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, please complete the following information about the advice you were given. This will help the SAB to deal with this application more efficiently.		

Officer Name					
Reference		Date	DD	MM	YYYY
Details of pre-application advice received					

Does this application relate to any other SAB application already made?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If "Yes", please provide SAB Reference number		

Is this application part of a phased approach to development of the site, or one of multiple applications for the same site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If "Yes", please provide brief details		

4. Environmental Impact Assessment (EiA) Statement

Does this application relate to a development that is the subject of an EiA application under the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017(1)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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5. Compliance with Statutory National Standards for Sustainable Drainage Systems (SuDS)

All sustainable drainage systems **MUST** comply with the [Statutory National Standards for Sustainable Drainage Systems \(SuDS\) for Wales](#). You are advised to refer to the detailed text in the Standards that relate to the information required below. The Standards are re-produced, in the [Guidance](#) to assist in completing this application form.

Standard Principles

The Principles listed below will underpin the design of surface water management schemes to meet the Statutory National Standards. Where possible, please provide a brief summary in each of the boxes below relating to each of the bulleted Standard Principles and itemised Standards 1 to 6, showing how your proposed surface water drainage scheme complies with this statutory requirement.

Compliance with Standard Principles

My proposed surface water drainage scheme will comply in the following way/s:

A porosity test was undertaken at the site on the 20th of May by Waterco Consultants in accordance with the BRE Digest 365 specification. The results indicated that the ground is feasible for infiltration and no offsite connection is required to dispose the surface water.

The proposed SuDS features are used in sequence as a management train with the intention to improve water quality, ensuring pollution is prevented at the source (or near to) as well as providing benefits in amenity and biodiversity.

The surface water will be collected via permeable surfacing, raingardens to treat it as a valuable natural resource then routed through the piped network to the underground cellular soakaway system.

A maintenance plan is provided to ensure the adequacy of the drainage into the long term future. Chambers or access via rodding eyes will be provided at heads of runs to ensure the system can be appropriately maintained e.g. jetting.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

1. CREU-C431-001-D-LOCATION PLAN
2. CREU-C431-006-E-PROPOSED SITE
3. 123.01.01A- Chester Road, Wrexham_Landscape GA
4. 16744/2200- Drainage Scheme
5. Preliminary Surface Water Calculations
6. 16744 Infiltration Test Report

Standards 1 to 6

Compliance with Standard S1 - Surface water runoff destination

My proposed surface water drainage scheme will comply in the following way/s:

The reuse of surface water is not considered effective or economic for the proposed development.

Two trial pits were excavated in the location of the proposed soakaway. The ground

conditions were generally consistent and comprised sand and silt, with small to medium cobbles. No groundwater was encountered within any of the trial pits.

The infiltration test results conclude that infiltration drainage techniques are feasible.

The slowest infiltration rate recorded was 9.599×10^{-5} m/s within TP2 and this is used for design purposes.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

1. 16744/2200- Drainage Scheme
2. Preliminary Surface Water Calculations
3. 16744 Infiltration Test Report

Compliance with Standard S2 - Surface water runoff hydraulic control

My proposed surface water drainage scheme will comply in the following way/s:

There is no proposed offsite discharge of surface water within the proposed surface water drainage strategy.

The Proposed Soakaway has been designed to accommodate the 1 in 100 year + 40% climate change effects.

The various SuDS features will slow down the rate of conveyance and ensure there will be no discharge from the proposed site that results from the first 5mm of any rainfall event.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

1. 16744/2200- Drainage Scheme
2. Preliminary Surface Water Calculations
3. 16744 Infiltration Test Report

Compliance with Standard S3 – Water Quality

My proposed surface water drainage scheme will comply in the following way/s:

A pollution risk may arise from petrol or oil spillage from vehicles using the site. The drainage from the car parking and access road will form a part of the general site surface water and therefore will require some form of treatment.

The pollution risk is considered to be low, and methods of control suggested in the SuDS manual are used. Table 26.2 of the SuDS manual identifies this site as

a low pollution hazard level with indices varying between 0.4 – 0.5. Table 26.3 suggests that permeable paving provides a mitigation index of 0.6 - 0.7.

Porous paving will be incorporated within the design using a Type B (partial infiltration) arrangement with an unlined underlying storage reservoir from which water will be afforded the opportunity to percolate into the substrata.

Surface water runoff from roof will be guided through raingardens where possible.

The sub-base of the permeable paving provides an effective measure to trap suspended solids and hydrocarbons thus improving the water quality before discharging into the onsite pipe network and subsequently the soakaway.

Catchpits are also incorporated to collect silts prior to entering the onsite network.

Construction details of the SuDS features including linings, geotextile filters etc. are to be included upon the details drawings.

The SuDS features in the scheme will be connected in series to achieve a robust surface water management train providing effective treatment for contaminants by offering the chance for settlement of sediments and interception of hydrocarbons.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

1. Table 26.2 of SuDS Manual (C753)
2. Table 26.3 of SuDS Manual (C753)
3. 16744/2200- Drainage Scheme

Compliance with Standard S4 – Amenity

My proposed surface water drainage scheme will comply in the following way/s:

Although the majority of the site will be taken up with the proposed building, car parking, access road and substation, by utilising the underground nature of the car parking and soakaway, the proposed surface water drainage design maximises the available space left to provide amenity for the site allowing for raingardens and keeping the green areas where possible and planting new hedges and trees.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

1. 16744/2200- Drainage Scheme
2. 123.01.01A- Chester Road, Wrexham_Landscape GA

Compliance with Standard S5 – Biodiversity

My proposed surface water drainage scheme will comply in the following way/s:

The proposals promote surface conveyance where possible providing opportunities for wildlife and potentially increase the number of species. Soft landscaping within the SuDS features will include a variety of planting of known wildlife value local to the area – providing habitats and food for the insects, birds and invertebrates. A landscape plan will be produced to account for appropriate vegetation within the site.

The use of raingardens where suitable will provide food, shelter and habitat for birds, small mammals and insects and will act as bridges, maintaining connectivity for certain species.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

1. SuDS Manual Part B, chapter 6
2. 123.01.01A- Chester Road, Wrexham_Landscape GA

Compliance with Standard S6 – Design of drainage for Construction and Maintenance and Structural Integrity

My proposed surface water drainage scheme will comply in the following way/s:

As far as is reasonably practicable the surface water drainage system has been designed with shallow or surface SuDS components (porous pavements, hydro planters, tree pits and a pond) which can be constructed easily, safely, cost effectively and in a timely manner.

The designed drainage components can be easily maintained in accordance with the Operation, Management and Maintenance Strategy.

The structural integrity of the drainage components, particularly the permeable pavement elements of the system are designed to withstand the anticipated loading conditions over the design life of the development, accounting for reasonable levels of maintenance.

All features will be installed by a competent contractor.

Where possible, relevant items of supporting information (e.g. evidence, technical documents, plans and drawings etc.), as shown in [Table A](#) and [Table B](#) of this Guidance should be listed below and all relevant material submitted.

1. Management and Maintenance plan.
2. Maintenance and Responsibility Plan

6. Initial Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to Natural Resources Wales Development Advice maps. (Natural Resources Wales / Development and flood risk)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If the proposed development is within the area at risk of flooding, you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Technical Advice Note 15 (TAN15)).		

Is the site located within an area susceptible to surface water flooding? Refer to NRW Surface Water Flood Maps .	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the site located within an area susceptible to groundwater flooding?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is there a watercourse (as defined under Section 72 Land Drainage Act 1991) located within 20m of the proposed development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

7. SuDS Scheme Application - Checklist

Please complete the following checklist and make sure you have read the Guidance on Making SuDS Applications for SAB Approval, the Guidance on completing the Pre-Application Form, and provided all the necessary information in support of your application:	
Pre-Application fee (where required)	Yes <input checked="" type="checkbox"/>
Completed, signed and dated Pre-Application Form.	Yes <input checked="" type="checkbox"/>
Considered further questions and technical information in the Guidance, required to help assess your Pre-Application and assist your Full Application proposals at a later date.	Yes <input checked="" type="checkbox"/>

9. Declaration

I/ we hereby apply for SuDS Pre-Application Advice as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.
This form is completed using accurate information and can be used as a summary of concept of the surface water drainage strategy on this site.

Form completed by	Levente Incze Beng (Hons)
Signature	L Incze
Qualification of person responsible for signing off this application	
Company	Waterco Consultants
On behalf of (Client's details)	Wales & West Housing
Date	02.06.2025

Disclaimer

Information provided on this form and in supporting documents may be published on the SABs SuDS register and website and be made publicly available.