Ellie Jones

From: Cathryn Hughes
Sent: 18 September 2024 16:00
To: Nick Atkinson
Cc: planning_comments; flooding
Subject: FW: Planning Consultation - P/2024/1387
Attachments: Consultation Letter TACP 1990.docx

Hi Nick,
I hope that you are well.

I would just like to follow up on the attached planning consultation. At this time, we do not consider that the drainage information provided is sufficient for the Lead Local Flood Authority Team to make a determination in support of this application.

Please could you place the application **ON HOLD** until a full drainage strategy has been provided to the LLFA for review?

We note that the current proposal is to discharge both the surface water drainage and foul drainage towards a combined sewer. This would not be acceptable to the LLFA under our obligations under the Flood and Water Management Act 2010 to promote sustainable development, and nor would it be permitted under the enactment of Schedule 3 of the same act without full justification.

We note that the surface water is contained in an attenuation tank whilst it is discharged at a controlled rate. This would not be acceptable in its current location due to the fact it is located beneath a building and that access for maintenance would be difficult. We would request that such drainage is included in an area of public open space where it is easy to inspect and away from a building. We believe that a reduction in the number of properties on site would be needed to achieve this.

In addition to the above, there is proven surface water flooding within the immediate proximity to the site and the possibility of surface water flooding on the site. We would like to see this addressed in a full drainage strategy.

I will provide our formal response once the information above become available. I would also be happy to discuss the above request further if needed.

Kind regards,

Cathryn Hughes
Swyddog Risg Llifogydd Technegol
Technical Flood Risk Officer

Ar ran: / On behalf of:
Awdurdod Llifogydd Lleol Arweiniol Cyngor Wrecsam
Wrexham Council Lead Local Flood Authority

01978 729639
Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW
Wrexham County Borough Council, Environment & Technical Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW
wrecsam.gov.uk | wrexham.gov.uk
twitter.com/cbswrecsam | twitter.com/wrexhamcbc

From: Planning <planning@wrexham.gov.uk>
Sent: 17 September 2024 15:49
To: flooding <flooding@wrexham.gov.uk>
Subject: Planning Consultation - P/2024/1387

Dear Sir/Madam

Please find attached a consultation letter in respect of the below application.

Reference: P/2024/1387
Proposal :CAIS AMLINELLOL AR GYFER CODI 33 ANNEDD (CADW YMDDANGOSIAD, TIRLUNIO A GRADDFA)/OUTLINE APPLICATION FOR ERECTION OF 33 DWELLINGS (APPEARANCE, LANDSCAPING AND SCALE RESERVED)
Location: LAND AT BETHANIA ROAD, BETHANIA ROAD, ACREFAIR, WREXHAM

Regards

Planning Business Support Team

Economi a Chynllunio/Economy and Planning

01978 298994
Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY
Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY
wrecsam.gov.uk | wrexham.gov.uk
facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil
twitter.com/cbswrecsam | twitter.com/wrexhamcbc