

From: [flooding](#)
To: [Bethan Jones](#)
Subject: RE: P/2023/0651 - Consultation
Date: 17 October 2023 16:44:49
Attachments: [image001.png](#)
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[image005.png](#)
[image006.png](#)

Dear Bethan,

The Flood and Water Management Team have the following comments that we would wish to be considered during the planning application process.

Flood Risk

The Flood and Water Management Team would like it to be noted that there is an area of high surface water flood risk within the north to north west of the planning outline area. No development should take place over areas of surface water risk without a justification. This is not provided in the application.

Drainage Plan

A drainage plan has not been submitted for this application. We would object to the drainage if it is discharging directly to the nearby ordinary watercourse without any control on the flow rate and volume. In addition, any new flows into the ordinary watercourse will require an Ordinary Watercourse Consent from the team.

SuDS Approving Body

Whilst the Flood and Water Management Team appreciate that this is a retrospective planning application, we would require a development of this size to have requested SAB approval under Schedule 3 of the Flood and Water Management Act 2010 which was enacted by the Welsh Government on 7th January 2019. We ask that the developer contacts the SAB Team via SAB@wrexham.gov.uk to rectify this as their earliest convenience. However, we note that a retrospective SAB will be difficult to achieve.

With the above comments in mind, **the Flood and Water Management Team objects to the granting of retrospective planning permission**. This is because we are unsatisfied that this development correctly considers flood risk and that a suitable drainage scheme is in place.

Kind regards,

Cathryn Hughes
Swyddog Llifogydd Dros Dro
Temporary Flood Officer

BSc (Hons) Earth and Environmental Science, MSc Sustainable Water Management.

 01978 729639 or 07789 745497

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From: Bethan Jones <Bethan.Jones@wrexham.gov.uk>

Sent: 17 October 2023 14:31

To: flooding <flooding@wrexham.gov.uk>

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