

From: Philip Forster
Sent: 12 November 2018 11:09
To: planning_admin
Subject: FW: YCR - P/2018/0638 - Coleg Cambria further drainage information

Flood officer response

From: Neil Taunt
Sent: 12 November 2018 09:35
To: Philip Forster
Subject: RE: YCR - P/2018/0638 - Coleg Cambria further drainage information

Hi Phil,

I have reviewed the additional detail submitted and am aware of the comments DCWW have made.

It would appear that the intention is to maximise the amount of surface water generated by the development to be discharged to soakaway, with any water that cannot be managed in this manner being discharged to the adjacent sewer. In principle I have no objection to this proposal, but would suggest the lack of detailed information regarding existing ground conditions does mean significant additional information outlining the means of surface water management, in addition to an agreed discharge with the sewerage undertaker, will be required prior to commencement of any development. Incorporation of SuDS features into the site could significantly reduce the volume of water that may be required to discharge to sewer. As such I would request the following pre commencement condition be included if you are minded to approve the application. This makes reference to the now Statutory National Standards for Wales. A scheme compliant with these standards will maximise all the sustainable management of surface waters prior to disposal to combined sewer.

ZH11 (PRE-COMMENCEMENT) COMPREHENSIVE DRAINAGE (SuDS)

114R No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and **demonstrating compliance with the Welsh Ministers' Statutory Standards for Sustainable Drainage Systems**. The results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

In addition, the applicant should be made aware that the commencement of schedule 3 of the Flood and Water Management Act 2010 (the Act) was signed 1 May 2018. This will mean that from the 7 January 2019 any new development that satisfy the criteria will require SuDS Approving Body (SAB) approval prior to the commencement of development. It is proposed to make transitional arrangements as follows:

- Existing sites and developments with planning permission granted or deemed to be granted (whether or not subject to any conditions as to a reserved matter – but see also below) or for which a valid application has been received but not determined by 7 January 2019, will not be required to apply for SAB approval.
- SAB approval will still be required if the planning permission was granted subject to a condition as to a reserved matter and an application for approval of the reserved matter is not made before 7 January 2020.

It is reasonable to assume that, if the development were to progress, and any associated drainage conditions not be discharged prior to the January 2020 date, then SAB approval would be required prior to the commencement of any works on site.

If you have any question on the above please let me know.

Many thanks

Neil

From: Philip Forster
Sent: 16 October 2018 13:18
To: Neil Taunt
Subject: FW: YCR - P/2018/0638 - Coleg Cambria further drainage information

Hi Neil,

Please see attached response from the applicant in relation to the Coleg Cambria scheme for your comments. I have consulted with Welsh Water as well.

Ta

Phil

From: katherine mellor [mailto:katherine.mellor@TACParchitects.co.uk]
Sent: 04 October 2018 09:56
To: Philip Forster
Cc: Andrew Garner; Dave Barwell; David Morris
Subject: YCR - P/2018/0638 - Coleg Cambria further drainage information

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Click [here](#) if the original attachments are required (justification needed).

Philip,

Further to your summary of consultation responses received, please find attached further clarification from the structural & civil engineer regarding the proposals for surface water discharge. The attached response makes reference to the two attached documents 'YCR-HAL-XX-XX-RP-C-0001' and 'YCR-HAL-XX-XX-DR-C-5006'.

We trust that this assists in addressing the concerns raised by the council's Lead Local Flood Authority (LLFA) officer and by Dwr Cymru Welsh Water (DCWW). Should you have any queries please don not hesitate to contact me on the office or DDI number below.

Regards,

Katherine Mellor,
Architect
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