

Cerys Jones

From: Philip Forster
Sent: 12 October 2018 09:18
To: planning_admin
Subject: FW: P/2018/0555 - Ruabon Business Park

Flood officer response

From: Neil Taunt
Sent: 12 October 2018 09:15
To: Philip Forster
Subject: RE: P/2018/0555 - Ruabon Business Park

Hi Phil,

Please can I make an addition to my previous comments to the above application for discharge.

The main access leg from the modified roundabout crosses an existing ditch course. Provision must be made for the continuity of this drainage feature. Any culverting works will require additional consent under section 23 of the Land Drainage Act.

Many thanks

Neil

From: Philip Forster
Sent: 08 October 2018 15:16
To: Neil Taunt
Subject: RE: P/2018/0555 - Ruabon Business Park

Thanks Neil,

Phil

From: Neil Taunt
Sent: 08 October 2018 14:55
To: Philip Forster
Subject: RE: P/2018/0555 - Ruabon Business Park

Hi Phil,

Thank you for forwarding through the information.

I have reviewed the relevant condition and submitted supporting information.

Condition 12 does request that, prior to the submission of detailed drainage plans, an assessment into the use of SuDS should be submitted. I am unaware of any such assessment. The submitted surface water drainage scheme proposes to use infiltration techniques to dispose surface water generated by new impermeable surfaces. This "traditional" drainage scheme does not propose to incorporate any of the multiple SuDS elements that could provide multiple benefits in terms of water quality, amenity and bio diversity that a true SuDS scheme can deliver to the development.

The proposed system would appear to satisfy our normal criteria with regards to rainfall return period and soakaway volume, but does fall short when considering the multiple benefits that a SuDS scheme compliant with the National Standards for Wales can deliver.

Any questions on the above then please let me know.

Many thanks

Neil

From: Philip Forster
Sent: 27 September 2018 11:41
To: Neil Taunt
Subject: P/2018/0555 - Ruabon Business Park

Hi Neil,

As discussed. You'll find the submissions on Civica but I've also attached the latest NRW response and the response from the applicant's drainage engineer.

Thanks

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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