

Clare Whiting

From: Matthew Phillips
Sent: 16 November 2018 09:04
To: planning_admin
Subject: FW: P/2018/0898

Please add as flood officer comments

From: Neil Taunt
Sent: 13 November 2018 12:41
To: Matthew Phillips
Subject: P/2018/0898

Hi Matthew,

Thank you for the recent consultation on the above application.

Portions of the site are identified as falling within DAM Zone B and C2 as defined within TAN15. The most southerly extent of the site would appear to adjoin the Afon Gwenfro. I would strongly suggest NRW's views are sought on the adequacy of the supporting FCA.

No information has been included with the application to detail how surface waters generated by the development will be managed (other than soakaway indicated on the application form). This information, making full consideration of the Welsh Ministers Statutory Standards for Sustainable Drainage Systems, should be submitted prior to the determination of the application to ensure a suitable system is feasible for the site.

It would also appear that significant ground raising works are proposed towards the southern portion of the site. There would appear to be some inconsistency in layout information used within the FCA and other support plans and sections. This has the potential to impact flood flow and/or storage associated with flood/blockage events on the adjacent Afon Gwenfro. Any works that will result in a net reduction in the available flood storage capacity must be demonstrated to have no impact on flood risk locally, or be mitigated to ensure no adverse impact associated with the works. Prior to the determination of the application it must be demonstrated that the proposed works will have no detrimental impact on flood risk locally. The applicant should be advised that WCBC do hold a hydraulic model that can be licenced (for a fee) to assist in understanding impacts.

Consent under Section 23 of the Land Drainage Act may also be required for any works that encroach into the adjacent Afon Gwenfro. It is not clear from the submitted cross sectional information how the proposed retaining wall will impact on the adjacent river channel.

If the above information is not forthcoming, or is unable to confirm the development can proceed without an unacceptable increase in flood risk, I would request the application be refused.

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

Neil Taunt MCIWEM C.WEM CEnv CSci
Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



01978 729734 / 07808 787632



Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW

 Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

 wreksam.gov.uk | wrexham.gov.uk

 twitter.com/cbswreksam | twitter.com/wrexhamcbc

 facebook.com/cyngorwreksam | facebook.com/wrexhamcouncil