

Cerys Jones

From: Sharon Holman
Sent: 22 November 2018 11:11
To: planning_admin
Subject: FW: P/2018/0964 - Walker Fanhouse development
Attachments: Management of Surface Water Generated from New Dev_E.pdf

civ- flood officer resp

From: Carole Wright
Sent: 22 November 2018 11:10
To: Sharon Holman
Subject: P/2018/0964 - Walker Fanhouse development

Hi Sharon

With regard to the above application, issues arising from the previous refused permission (P/2017/0853) have still not been addressed with regard to the culvert and for the treatment of the surface water. See Neil's previous comment below.

Hi Sharon,

Thank you for the recent consultation on the above application.

Our records indicate that there is a culverted watercourse that crosses the western half of the proposed development site. It is essential that no buildings are constructed over the existing culvert or within a distance that could impact upon the integrity of the culvert or the ability to maintain or repair the culvert in the future. It is essential that the route of the culvert across the site is understood and that site layout is such that it will not be compromised by the proposed development. As such I would request that additional information is submitted to demonstrate that there will be no impact.

With regards to the management of surface waters generated by the development, the application form indicates that soakaway will be used. No supporting information is submitted to indicate that this is feasible. As a minimum an indicative drainage proposal should be submitted (as detailed within the attached guidance note) prior to determination of the application.

If the above information is not forthcoming I would request the application be refused.

I have attached a copy of the surface water in new development guidance notes for forwarding to the applicant. Also the applicant should be made aware of the upcoming changes to applications regarding surface water drainage. http://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm

Any issues please let me know

Kind regards

Carole Wright

Carole Wright - BA MBCS
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