

Clare Whiting

From: Philip Forster
Sent: 29 August 2018 19:42
To: planning_admin
Subject: FW: P/2018/0638
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Flood officer response

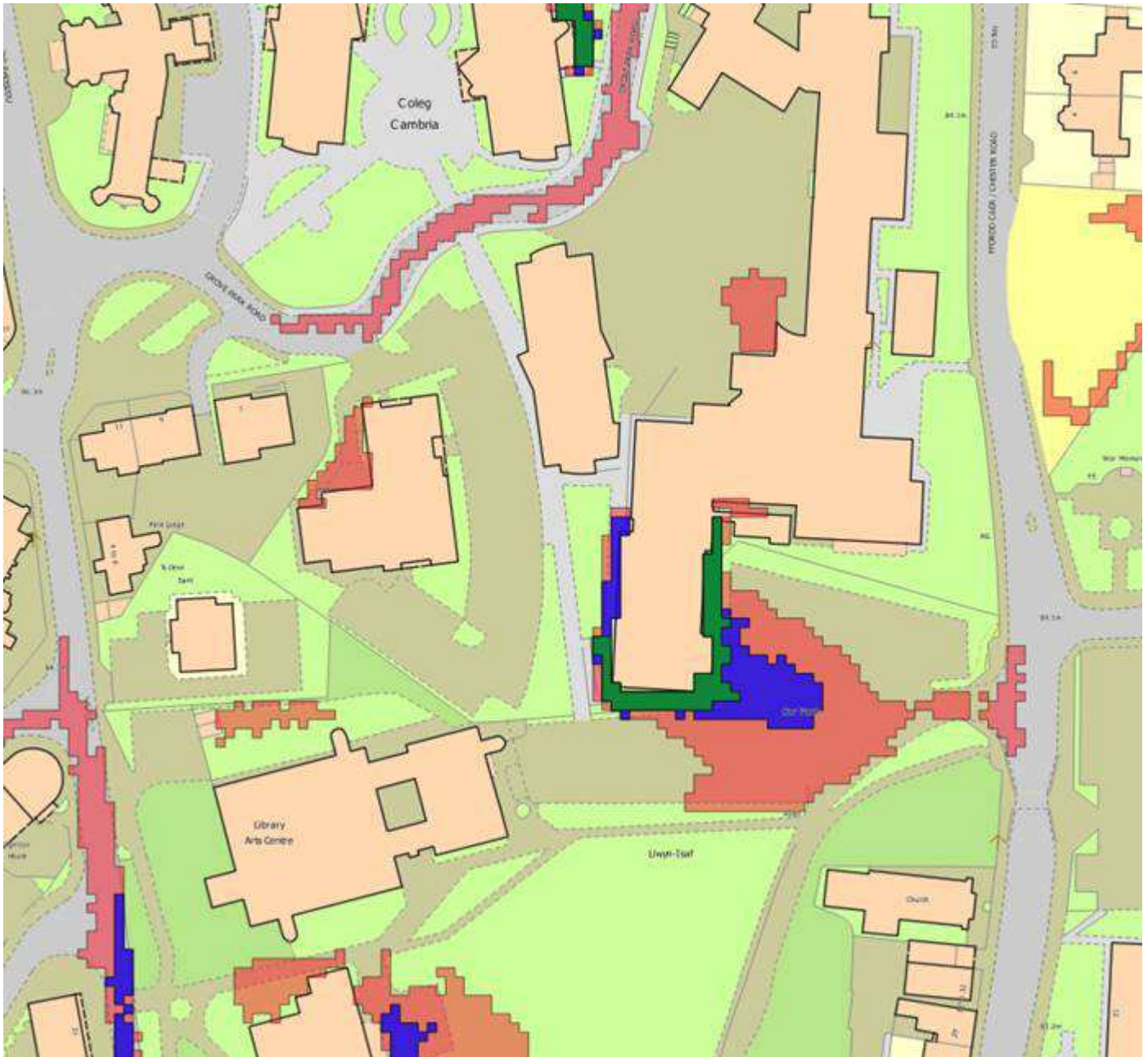
Sent with BlackBerry Work (www.blackberry.com)

From: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Sent: 29 Aug 2018 14:05
To: Philip Forster <Philip.Forster@wrexham.gov.uk>
Subject: P/2018/0638

Hi Phil,

Thank you for the recent consultation on the above application.

The site is located in DAM Zone A as defined within TAN15, but is highlighted as being at risk of surface water flooding on NRW's updated flood map for surface water (extract below).



The applicant should be made aware of the attached WCBC guidance note with regards to the management of surface waters from new developments, in particular the section on brownfield sites and redevelopments.

The application is supported by a drainage strategy that indicates the approximately 20% of surface waters generated by the redevelopment of the site will be directed to soakaway, with the remainder being direct to the locally combined sewer network. This redevelopment is an ideal opportunity to reduce pressure on the local sewer network by removing surface water from the combined sewer and managing it by alternative means on site. I would anticipate that WW/DC would expect all alternative means of disposal to be exhausted prior to accepting flows into the combined sewer network. As such the applicant should submit a revised drainage strategy for the site, in accordance with the attached guidance note.

I would also strongly recommend the applicant consider the inclusion of flood resistant/resilient construction techniques to minimise the impact of any future surface water flooding to the future users of the site.

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

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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



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