

From: Matthew Phillips
Sent: 26 July 2018 08:24
To: planning_admin
Subject: FW: P/2018/0560

Flood Officer response

From: Neil Taunt
Sent: 26 July 2018 08:24
To: Matthew Phillips
Subject: P/2018/0560

Matthew,

Thanks you for the recent consultation on the above outline application.

The majority of the site is located in DAM Zone A as defined within TAN15, with a portion classified as Zone B within the northern parcel of land.

Our systems hold no recorded incidents of flooding directly impacting the site, and NRW historic flood outlines show the site not affected during the significant flooding from the River Alyn in 2000.

The submitted documentation does indicate that localised areas of the land are susceptible to standing water at times due to the underlying ground conditions, but sufficient information has been suggested to demonstrate that the majority of the site would be suitable for the use of infiltration techniques to manage surface water generated from any new impermeable surfaces on site. The Submitted FCA & Drainage Strategy does indicate that compliance with the forthcoming SuDS Standards for Wales could be achieved on the site and I would be keen to see that this approach is continued into any future development on the site.

As such I have no objection to the proposals, but would request the following condition be included if outline permission is to be granted to ensure a scheme compliant with the SuDS standards for Wales is delivered that will complement the finalised layout of the site:

COMPREHENSIVE DRAINAGE (SuDS)

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. **In accordance with the submitted Flood Consequence Assessment & Drainage Strategy, any scheme must demonstrate compliance with the latest Sustainable Drainage Systems (SuDS) Standards for Wales.** 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.

The applicant should also be advised of the following:

The Commencement Order for 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 Approval 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.

If you have any questions 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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