

From: Philip Forster
Sent: 09 October 2018 12:22
To: planning_admin
Subject: FW: P/2018/0673

[Flood officer response](#)

From: Philip Forster
Sent: 11 September 2018 08:27
To: planning_admin
Subject: FW: P/2018/0673

[Flood officer response](#)

From: Neil Taunt
Sent: 07 September 2018 11:15
To: Philip Forster
Subject: P/2018/0673

Hi Phil,

Thank you for the recent consultation on the above application.

The site is located in DAM Zone A as defined within TAN15, small and localised areas of the site are identified as being at risk of surface water flooding on NRW updated flood map for surface water.

A Flood Consequence Assessment and Drainage Strategy has been submitted in support of the site. With regards to the management of surface waters generated by new impermeable surfaces the drainage strategy proposes to use soakaway. If soakaway is shown not to be suitable then it is proposed to discharge all surface waters to the locally combined sewer network. No infiltration testing has been undertaken to demonstrate that soakaway is a feasible means of surface water disposal and WW/DC have indicated that no surface water will be permitted to be discharge into the combined sewer network. As such it is fundamental that, prior to determination of the outline application, it is demonstrated that infiltration rates across the site are suitable for the use of soakaways as no other means of surface water disposal is available to the site. An indicative drainage proposal should be submitted, as detailed in the attached guidance note, including percolation tests carried out in accordance with the latest BRE365 guidance.

In the absence of this information it has not been demonstrated that surface water flood risk both to the development site and surrounding area can be sustainably managed into the future and I would request the application be refused.

In addition, the applicant should be made aware that the commencement of 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.

It is reasonable to assume that, if the development were to progress, and any associated drainage conditions not be discharged prior to the January 2020 date, then SAB approval would be required prior to the commencement of any works on 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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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



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