

Susan Davies

From: Mared Rees
Sent: 11 September 2018 09:48
To: planning_admin
Subject: FW: P/2018/0668

Can the consultation response below be added to the above – Wrexham Drainage

From: Neil Taunt
Sent: 07 September 2018 10:43
To: Mared Rees
Subject: P/2018/0668

Hi Mared,

Thank you for the recent consultation in the above application.

The site is identified as falling within DAM zone A as defined by TAN 15 and is shown to be adjacent to, but not within, an area identified as being at risk of surface water flooding.

There appears to be some uncertainty as to the classification of sewerage infrastructure in the vicinity of the proposed redevelopment site. As the site is currently 100% impermeable, it is reasonable to assume the site benefits from an existing and functional surface water management system. The redevelopment gives opportunity to provide betterment to this existing system, the details of which could adequately be dealt with by means of pre commencement condition.

If permission were to be granted for the development, I would request the following condition be included:

ZH06 COMPREHENSIVE DRAINAGE

079R No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

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



01978 729734 / 07808 787632



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



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



wrecsam.gov.uk | wrexham.gov.uk



twitter.com/cbswrecsam | twitter.com/wrexhamcbc



facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil