

Cerys Jones

From: Philip Forster
Sent: 06 August 2018 19:18
To: planning_admin
Subject: FW: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

Flood officer response

From: Neil Taunt
Sent: 03 August 2018 13:47
To: Philip Forster
Subject: RE: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

Hi Phil,

Thank you for sending through the additional information.

The proposed design indicates surface water generated by new impermeable surfaces on site will be stored underground prior to discharge at an attenuated rate of 5l/s into an existing surface water sewer.

No information is included to suggest the surface water sewer is within the ownership of the applicant, benefits from an agreement to discharge into it, that there is sufficient capacity within this system to accept additional flows, or details of the wider connectivity of this system. This information is required prior to being able to comment further.

It is also worthy of note that 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.

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 this were the case then any scheme would be required to demonstrate compliance with the SuDS standards for Wales. Due to the intensity of the proposed development on site this may not be achievable. As such I would recommend the applicant review the forthcoming SuDS standards for Wales and reconsider options to incorporate SuDS features and techniques into the site to maximise potential benefits for the site.

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

Many thanks

Neil

From: Philip Forster
Sent: 03 August 2018 10:41

To: Neil Taunt

Subject: FW: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

Morning Neil,

Another one for your consultation list! My letter back to the applicant is attached which refers to the lack of detail with the original submission. Would I need to consult NRW on this?

Ta

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



01978 298786



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From: Damian Horridge [<mailto:Damian.Horridge@c4consulting.co.uk>]

Sent: 02 August 2018 12:01

To: Philip Forster

Cc: Nigel Andrews; Newts Lee Greenhough; 'Jackie Bedwell'

Subject: RE: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

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Philip,

I refer to your letter dated 26th July 2018, copy attached.

Update as follows:-

Highways Matters – our client has agreed terms with the adjoining landowner and will provide written confirmation shortly. Can the legal formalities be conditioned?

Drainage – Please find attached drawings design drawings and calculations.

Natural Resources Wales (GCN's) – I understand our clients ecologist has arranged to meet with NRW and Emma Broad on 21st July to discuss matters.

Finally, can you please direct all future correspondence on this matter to me.

Many thanks

Regards

Damian M. Horridge

Managing Director

BSc (Hons), MRICS



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From: Philip Forster <Philip.Forster@wrexham.gov.uk>

Date: 26 July 2018 at 16:36:25 BST

To: "tauhid.ahmed@c4consulting.co.uk" <tauhid.ahmed@c4consulting.co.uk>

Cc: "niphone@lower-house.co.uk" <niphone@lower-house.co.uk>

Subject: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

Dear Sir,

Please see correspondence attached for your attention.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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