

Alastair Stewart
Planning Consultant
Saxonby
7 Sweetlake Business Village
Shrewsbury

Date: 12th September 2016

Dear Sir/Madam,

RESIDENTIAL DEVELOPMENT (30 NO AFFORDABLE HOUSES) P/2015/0949

Thank you for the above enquiry received at our office 5th September 2016.

Please note that we limit our comments on surface water management to the acceptability of the rates of discharge and point of discharge; detailed design should be discussed with Wrexham County Borough Council's drainage department, as they fulfil the role of lead local flood authority.

We welcome your clarification that neither infiltration on site nor discharge to an existing public sewer are possible. We would normally expect that surface water should be disposed of to the same catchment post-development, however, it is not clear whether or not the entire development site would naturally drain to the ordinary watercourse northeast of the site. Examination of LiDAR data indicates that land levels at the southern portion of the site fall away to the south. However, given the limited flows into the watercourse, and the topography downstream, we would not necessarily oppose this discharge point even if it did not reflect the natural drainage pattern.

We do have concerns about the capacity of the receiving culvert. Natural Resources Wales' flood map indicates that the existing 1% AEP and 0.1% AEP flood outlines are extensive upstream of the culvert, so there is a possibility that flood risk upstream could be worsened if the culvert capacity is insufficient to receive additional flows. We would recommend that you investigate providing an outfall directly to the watercourse, downstream of the culvert (this may require approval from a third party landowner).

Finally, we note that the flow control for the proposed scheme would be offsite at the downstream manhole nearest the proposed connection to the existing watercourse, and volumes up to the 1% AEP plus climate change storm would be attenuated offsite in the new pipe beneath the highway, so we would recommend that you discuss the design of the drainage network with the Wrexham's drainage department and the sewerage undertaker, DCWW.

Yn gywir / Yours' faithfully,

Ruth Prichard

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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cc: