

Wrexham County Borough Council
Planning Officer
16 Lord Street
Wrexham
LL11 1LG

Date: 9th September 2016

Dear Sir/Madam,

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT LAND EAST OF BOTTOM ROAD SUMMERHILL WREXHAM

Thank you for referring the above planning application received at our office 3rd August 2016.

We recommend that you should only grant planning permission for the scheme if it can meet the following requirements, to address significant concerns that we have identified.

Flood Risk & Management of Surface Water

The site lies entirely in Zone A as defined by Welsh Government's Development Advice Map (DAM) referred to under TAN15: Development & Flood Risk. Our Flood Map information confirms that the sites outside of the extreme flood risk outline.

The Applicant, in their Flood Consequences Assessment (FCA) (AAH Planning Consultants 48048, April 2016), has stated that it would be their intention to dispose of surface water runoff from the development to soakaways. However, it appears that no intrusive ground investigations have been carried out on the site, to assess the suitability of ground conditions to infiltration techniques. Prior to the determination of this application, we would advise you to consult your Flood Risk Management / Drainage department, who act as the Lead Local Flood Authority (LLFA), to gauge their views on the acceptability of the developer's surface water drainage proposals. The LLFA may require the developer to undertake detailed ground investigations, and also submit appropriate calculations to demonstrate that infiltration techniques are viable across the development site. The management of surface water runoff is a material planning consideration, and this matter should be resolved prior to the determination of the application.

Foul Drainage

Dwr Cymru have objected to this development as the sewer network does not have the capacity to take further volume. Dwr Cymru have proposed that the developer can fund improvements to make a connection feasible. Please note that private foul drainage systems would be unacceptable in sewered areas.

Species

We have identified the possibility that bats and Great Crested Newts may be present. Therefore, we recommend that your Authority screens the application to see if there is a reasonable likelihood

of bats and Great Crested Newts being present and the need for a bat and Great Crested Newt survey in accordance with Technical Advice Note 5: Nature Conservation and Planning.

Waste

The developer should be aware and follow recommendations in PPG6

Waste material should be disposed of appropriately to a site with an environmental permit
Any waste material used on site must be used in compliance with Environmental Permitting Regulations

Landscape

The landscape within the site should be managed in such a way as to protect and enhance the ecological value of the site

Yn gywir / Yours' faithfully,

Ruth Prichard

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker**



cc: