

Susan Davies

From: Sharon Holman
Sent: 18 April 2016 13:36
To: planning_admin
Subject: FW: CONSULTATION - OUTLINE APPLICATION - App ref P/2016/0080

Civ – flood officer response

From: Neil Taunt
Sent: 18 April 2016 13:31
To: Sharon Holman
Subject: RE: CONSULTATION - OUTLINE APPLICATION - App ref P/2016/0080

Hi Sharon,

I have reviewed the submitted information and would like to make the following comments:

The submitted FCA and accompanying Hydraulic Modelling Report does confirm the flood risk to the site and does go on to quantify the scale of the risk and proposed mitigation to minimise the risk to properties into the future. I would strongly recommend NRW are consulted on the submitted documents to confirm compliance with the requirements of TAN15.

In my previous response I highlighted that the curtilage of a number of these properties is shown to be at risk. Any permitted development that takes place within these curtilages could have an adverse impact on the identified flood risk area and flood conveyance. The FCA recommends that no closed board fencing is used within these curtilages, but this does not address the issues associated with permitted development. As mentioned previously, if this application were to be granted then I would strongly recommend that measures be put in place to minimise any future permitted development that could result in a detriment to flood risk. If this is not possible then I would strongly advise that the layout be revised to ensure no dwelling curtilages fall within the area identified as being at flood risk during the 0.1% event, or consideration should be given to refusing the application.

With regards to surface water management, I would like to revise my previously requested conditions to the following (to cater for the implementation of a more SuDS based management scheme):

ZH03 SOAKAWAY TESTS TO BE CARRIED OUT

115R No part of development shall commence until soakaway tests have been carried out in accordance with British Standard BS6297:1983. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

ZH11 (PRE-COMMENCEMENT) COMPREHENSIVE DRAINAGE (SuDS)

114R No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in *Technical Advice Note 15: Development and Flood Risk*, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swydddog Rheoli Llifogydd



01978 729734



Housing, Public Protection and Environment Department, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW



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Mae gennych tan 18 Ebrill i gofrestru i bleidleisio yn etholiadau Cymru ar 5 Mai. Gellwch ymgeisio ar-lein ar www.gov.uk/register-to-vote.



From: Sharon Holman

Sent: 13 April 2016 11:31

To: Neil Taunt

Subject: RE: CONSULTATION - OUTLINE APPLICATION - App ref P/2016/0080

Hi Neil,

Please see the additional information attached for your further consideration.

Thanks
Sharon

From: Sharon Holman
Sent: 17 February 2016 09:45
To: Neil Taunt
Subject: RE: CONSULTATION - OUTLINE APPLICATION - App ref P/2016/0080

Hi Neil,

Thank you for your comments.

Regards
Sharon

From: Neil Taunt
Sent: 17 February 2016 09:43
To: Sharon Holman
Subject: CONSULTATION - OUTLINE APPLICATION - App ref P/2016/0080

Hi Sharon,

Thank you for the recent consultation on the above application.

A significant portion of the site is identified as falling within DAM Zone C2.

A flood consequence assessment has been submitted to consider the risk to and because of the development. I would strongly recommend that comments on the adequacy of this FCA are sought from NRW. In its current form, the FCA does indicate that all residential properties are located, albeit in some instances only just, outside of the area identified as being at flood risk, but mitigation is proposed to minimise the risk to the properties. The curtilage of a number of these properties is shown to be at risk. Any permitted development that takes place within these curtilages could have an adverse impact on the identified flood risk area and flood conveyance. If this application were to be granted then I would strongly recommend that measures be put in place to minimise any future permitted development that could result in a detriment to flood risk. If this is not possible then I would strongly advise that the layout be revised to ensure no dwelling curtilages fall within the area identified as being at flood risk, or consideration should be given to refusing the application.

With regards to surface water management, the submitted FCA does highlight a number of potential routes for the disposal of surface water. There is potential for soakaway to be effective but no supporting information (i.e. soakaway tests) have been supported. The site does provide direct access to the River Gwenfro, with the alternate method identified as a restricted discharge into this feature. I am satisfied that there will be a feasible surface water management scheme for the site, but would require that the use of soakaway be investigated prior to other options. I would therefore request the following conditions be applied if permission is to be granted:

ZH03
115R

SOAKAWAY TESTS TO BE CARRIED OUT

No part of development shall commence until soakaway tests have been carried out in accordance with British Standard BS6297:1983. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

ZH06
079R

COMPREHENSIVE DRAINAGE

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.

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

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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