

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

Date: 16th May 2016

Dear Sir/Madam,

**ERECTION OF DWELLING WITH DETACHED GARAGE
THE PARKS BORRAS ROAD BORRAS WREXHAM**

Thank you for referring the above planning application received at our office 5th May 2016.

We have the following comments for consideration:

Flood Risk

We have reviewed the submitted flood consequences assessment (FCA) and have no objections to the proposed development.

While we would consider the proposed 100mm increase in the level of the access road in the vicinity of the culvert to be maintenance which is unlikely to have any significant impact on flooding, should there be any intention to raise the roadway more significantly then we would ask to be reconsulted. The applicant should note that more significant raising of the road may also require a Flood Risk Activity Permit under the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016.

Surface water management

Your Authority should note that while the intention is to discharge surface water to soakaways within the site boundary, no evidence has been submitted to demonstrate that this is feasible. We would therefore recommend that you seek advice from your drainage department, as they fulfil the role of lead local flood authority. We recommend that a condition is imposed to ensure that a scheme to dispose of surface water is submitted to and approved in writing by your Authority, to ensure effective management of surface water run-off resulting from the proposed development. We advise that any proposed scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development. We request that we are consulted on any details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations (including any condition related to a surface water management scheme). We will usually limit our comments to reviewing the acceptability of the proposed discharge rate as well as the suitability of the discharge point / receiving watercourse.

Foul Drainage

The application is proposing the installation of a private treatment package plant for the foul water disposal. The main farmhouse already has a private water supply for domestic use (deregulated abstraction licence) and an exemption for its foul water discharge. The new dwelling will also require an exemption for the proposed private treatment plant if greater than 50m from the private water supply abstraction borehole.

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: