

From: Sharon Holman
Sent: 17 February 2016 09:46
To: planning_admin
Subject: FW: CONSULTATION - OUTLINE APPLICATION - App ref P/2016/0080

Civ – floor officer response

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



01978 729734



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



Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Cyngor Bwrdeistref Sirol Wreccsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW



wrexham.gov.uk | wreccsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswreccsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam