

From: Neil Taunt
Sent: 24 March 2020 09:10
To: Wales
Cc: flooding; Sharon Williams
Subject: H6955/A/19/3238470: Section 78 Appeal at: , LAND NORTH OF, HOLT ROAD, WREXHAM
Attachments: PLN Addendum Report - Web.doc; PLN Consultation Response - Flood - WEB.pdf; PLA0036760.cleaned.doc

Dear Sir/Madam,

I have received notification that an appeal has been made with respect to the above site.

I did provide comments on the original planning application (PLN Consultation Response - Flood - WEB.pdf attached for your reference) and would advise that my previous recommendation for refusal remains valid for this application site. In addition, I would like to add the following comments.

I have reviewed the available documentation provided in support of the above application and can see no clear evidence to support the recommendations of the addendum report (page 8 of PLN Addendum Report - Web.doc) produced for the original planning committee that states:

"Whilst the Flood Officer has raised concerns that the applicant has not adequately demonstrated the suitability of the ground conditions to deal with surface water on site I am minded that Welsh Water have not recommended that surface water and land drainage should not enter their sewer network in any way. If, as a result of detailed investigations at detailed design stage, adequate on site surface water disposal cannot occur, I am satisfied that there will be an opportunity to design a drainage scheme which may allow surface water to drain from the site at an attenuated rate. This is consistent with Welsh Water's recommendation for a condition to approve a comprehensive drainage scheme for the site."

It is not apparent from review of the documents available that DCWW have provided any additional comment other than that provided to the original drainage strategy (PLA0036760.cleaned.doc). Within this response they state that:

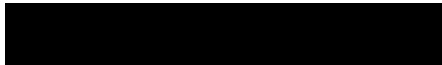
"Having reviewed the proposal, we note it is proposed for both foul flows and surface water runoff from the proposed development to be discharged into the combined public sewerage system. Only foul flows from the proposed development can be accommodated within the public sewerage system."

The sewer in question has contributed to significant flooding of the adjacent Holt Road on multiple occasions, most recently during the summer of 2019 during periods of heavy and intense rainfall (evidence of reported flood incidents can be provided should they be required). I would strongly advise that clarification from DCWW is sought with regards to the capacity of this system to accept additional surface water flows from the proposed development.

In the absence of this clarification, the nature of ground conditions experienced on site and the lack of any other identified means of surface water disposal, it has not been demonstrated that there is a feasible and sustainable means to drain the site without detriment to flood risk locally (contrary to WCBC UDP policy EC13) and would reiterate my previous view that the application be refused.

Yours Sincerely

Neil Taunt MCIWEM C.WEM CEnv CSci
Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



Cyngor Bwrdeistref Sirol Wrexham, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrexham, Wrexham LL13 9PW

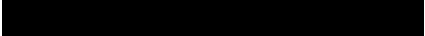
Wrexham County Borough Council, Environment & Technical Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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-----Original Message-----

From: Susan Davies 

Sent: 17 March 2020 14:42

To: flooding 

Subject: APPEAL - NEIGHBOUR NOTIFICATION (H) - App ref P/2018/0673

Please find attached document

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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