

Cerys Jones

From: Mared Rees-Jones
Sent: 03 January 2020 09:09
To: planning_admin
Subject: FW: P/2019/0877

Please add Flood response to file

From: Neil Taunt
Sent: 23 December 2019 15:26
To: Mared Rees-Jones
Subject: P/2019/0877

Hi Mared,

Thank you for the recent consultation on the above application for outline planning permission.

The site is located in DAM Zone A as defined within TAN15. NRW's surface water flood map identifies isolated areas at risk of surface water flooding across the site.

I have reviewed the submitted information with particular reference to the proposed surface water management strategy for the site.

For large phased developments which could have sites with multiple build stages involving multiple developers, the SAB, LPA and developers should establish an agreed overall strategic approach to sustainable drainage design. This should involve agreeing strategic drainage principles for the development and likely build phases, which are consistent with the Statutory SuDS Standards, principles and relevant local policies. This is needed to avoid potential problems and inconsistencies of delivering drainage solutions, which could lead to an increased flood risk or the inability to deliver compliant sustainable drainage systems and cause undue delay in the construction of later build phases.

A Flood Consequence Assessment and Drainage Strategy document has been submitted in support of the proposed development. This does detail how the proposed scheme will aim to satisfy the Welsh Ministers Statutory Standards in sufficient detail to demonstrate a feasible scheme is likely to be delivered for the site. There are a number of areas where additional detail will be required to support any future application for full SAB approval, some of which may have implications on site layout and future management and maintenance activities, particularly if there is likely to be an adoption requirement on WCBC acting as SAB. As mentioned above, it is imperative that a strategic approach to the future development of the site is understood to ensure any facilitating SUDS infrastructure is sufficient to manage individual plots as and when they are delivered.

If this application were to be approved I would request the following condition and note to applicant be included:

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.
--------------	--

Note to Applicant – SAB Approval Required

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

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

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



01978 729734 / 07808 787632

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

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

wrecsam.gov.uk | wrexham.gov.uk

twitter.com/cbswrecsam | twitter.com/wrexhamcbc

facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil