

Cerys Jones

From: Philip Forster
Sent: 25 October 2019 09:12
To: planning_admin
Subject: FW: P/2019/0749

Flood officer response

From: Neil Taunt
Sent: 25 October 2019 07:14
To: Philip Forster
Cc: Neil Taunt
Subject: RE: P/2019/0749

Hi Phil,

I have received the attached Drainage strategy for the site on which I had alluded to discussion within my previous response below. This clearly shows the intent of how the proposed development will aim to comply with the Welsh Ministers Statutory Standards and am satisfied that a feasible scheme can be achieved. If you are minded to approve the application I would suggest the inclusion of the standards drainage condition and the following note to applicant:

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 questions on the above please let me know.

Many thanks

Neil

From: Neil Taunt
Sent: 16 October 2019 12:07
To: Philip Forster
Cc: Neil Taunt
Subject: P/2019/0749

Hi Phil,

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

The site is located in DAM Zone A as defined within TAN15. A portion of the site is identified as being at a low risk of surface water flooding as defined on NRW's Surface Water Flood Map. This could be associated with an overland flow route during periods of extreme weather. I would recommend consideration is given to the likely impact this may have on the proposed extension and if there is scope to provide mitigation to minimise any future impact this may have on the site.

SuDS Approving Body Approval Requirement

As you will be aware, from the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Pre applications discussions with the applicants representatives regarding the requirement for SAB approval have taken place but no submission has been included within the supporting documents to summarise how requirements of the Welsh Ministers Statutory Standards for SuDS may be achieved. Prior to determination of the application I would strongly recommend the applicant submits a drainage strategy to this effect.

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

Many thanks

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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



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



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