

AnnS Jones

From: Matthew Phillips
Sent: 02 January 2020 10:34
To: planning_admin
Subject: FW: P/2019/0923

Flood Officer comments

From: Neil Taunt
Sent: 27 December 2019 11:49
To: Matthew Phillips
Subject: P/2019/0923

Hi Matthew,

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. There are a number of localised areas at risk of surface water flooding on the site as depicted on NRW surface water flood risk map.

There have been a number of flooding incidents to the nearby Plas Coch retail part associated with the watercourse that bisects the southerly section of the site. This is thought to be associated with the development of the retail park and truncation of watercourse. As such, no surface water generated by new impermeable surfaces will be permitted to discharge into this receptor.

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. Discussions with the applicant have been ongoing with regards to how the Welsh Ministers Statutory Standards could be complied with for this site. The submitted FCA and Drainage Strategy does include an Indicative SuDS Layout to demonstrate how a combination of SuDS features could be employed on the site to manage surface water by a combination of individual household soakaways, swales, ponds, permeable paving's and tree pits. Evidence has been included to demonstrate ground conditions are appropriate for the use of soakaways. Sufficient information has been submitted to indicate a SuDS scheme, compliant with the Welsh Ministers Statutory Standards could be achievable for the development, but this will need to be determined when full scheme detail is available as part of a full application for SAB approval. It is likely that this requirement will have implications for the proposed development, particularly in relation to the layout. In some instances it may not be possible to identify a scheme that can successfully comply with the national standards, particularly if future maintenance, management and funding of a scheme cannot be agreed with the SAB as adopting authority.

Should this application be approved I would recommend the inclusion of a pre-commencement condition requesting detail of the final surface water management scheme for the site as well as the Note to Applicant below detailing the need to obtain SAB approval prior to the commencement of any construction works on site.

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

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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