

AnnS Jones

From: Sharon Holman
Sent: 08 November 2019 14:19
To: planning_admin
Subject: FW: P/2019/0792

Civ – flood officer resp

From: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Sent: 08 November 2019 14:00
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: P/2019/0792

Hi Sharon,

Thank you for the recent consultation on the above application.

The site is located in Dam Zone A as defined within TAN15. The site is adjacent to, but outside of an area identified as being at risk of surface water flooding.

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. Formal pre application advice has been given to representatives of the applicant that clearly highlighted the importance of obtaining agreement from the local sewerage undertaker to accept surface water flows into the public sewerage network. The correspondence submitted in support of the application detailing the response from DCWW clearly states that “no surface water, highway or land drainage runoff will be permitted to discharge directly or indirectly into the public sewerage system.” As such, it has not been demonstrated that a scheme of drainage can be delivered for the proposed development that would comply with the Welsh Ministers Statutory Standards.

As no other mechanism for the disposal of surface waters has been identified, I would request the application be refused as it has not been demonstrated that surface water, and associated flood risk, can be sustainably managed over the lifetime of the development.

If you have any questions on the above or wish to discuss further please do not hesitate to contact the undersigned.

Regards

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
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