

Cerys Jones

From: Sharon Holman
Sent: 24 January 2020 11:53
To: planning_admin
Subject: FW: P/2019/0894

Civ – flood officer resp

From: Neil Taunt
Sent: 24 January 2020 11:51
To: Sharon Holman
Cc: Neil Taunt
Subject: P/209/0894

Hi Sharon

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

The site is located in DAM Zone X as defined within TAN15.

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. No formal application for SAB approval or request for pre application SAB advice has been received to date. In the absence of the full consideration of the requirements of the National Standards for SuDS, and requirements of Schedule 3 of the Flood and Water Management Act, it has not been demonstrated that a compliant sustainable surface water management scheme can be delivered for the site. 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.

The scheme as indicated would require adoption by the SAB as all 3 properties would share a common surface water drainage system. As such it is essential to that early discussions are commenced with the SAB to ensure a scheme, compliant with the Welsh Ministers Standards, can be delivered for the site that would also be acceptable in terms of adoption. As it stands, the indicated scheme is unlikely to comply the statutory standards or be acceptable in terms of adoption by the SAB.

Prior to the determination of the application, and as a matter of urgency, I would strongly advise the applicant give full consideration to the implications that compliance to the National SuDS standards may have for the development and revise proposals accordingly whilst also pursuing SAB approval or advice. While it is possible to seek planning permission in isolation of seeking SAB approval, there is a significant risk in pursuing such an approach. The earlier it can be determined that the proposals are compliant with the new standards the less chance of delay, wasted effort and costs for all parties involved. If no additional information is submitted prior to determination I would request the application be refused as it has not been demonstrated that surface water can be sustainably managed over the lifetime of the development.

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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