

Cerys Jones

From: Philip Forster
Sent: 13 September 2019 10:02
To: planning_admin
Subject: FW: P/2019/0602

Flood Officer response

From: Neil Taunt
Sent: 12 September 2019 14:44
To: Philip Forster
Cc: Neil Taunt
Subject: P/2019/0602

Thank you for the recent consultation on the above application.

A portion of the site is located in DAM Zone C2 as defined within TAN15. The site is also shown to be at a high risk of surface water flooding on NRW's flood map for surface water.

Due to the nature of the development I would recommend the applicant consider incorporating flood resistant or resilient techniques into the design of the building to minimise the impact should flooding occur in the future.

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.

Due to the scale and nature of the development I would request the following Note to Applicant be included should the application be successful:

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.

Thanks

Neil



Neil Taunt MCIWEM C.WEM CEnv CSci
Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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