

Cerys Jones

From: Philip Forster
Sent: 13 June 2019 08:35
To: planning_admin
Subject: FW: P/2019/0354

LLFA response

From: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Sent: 10 June 2019 09:13
To: Philip Forster <Philip.Forster@wrexham.gov.uk>
Subject: P/2019/0354

Hi Phil,

Thank you for the recent consultation on the above application.

The site is located in DAM Zone A as defined within TAN15. NRW's surface water flood map identifies areas adjacent to the site at a high 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. We have been approached to provide Pre application SAB advice for the proposed development and am awaiting receipt of revised plans that would demonstrate a scheme, compliant with the principles and standards that are contained within the Welsh Ministers Standards, can be delivered for the site. It is possible 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.

There are significant and fundamental concerns regarding the proposed means of surface water management for the site. Initial proposals suggested a portion of the site could be managed using soakaway, but a number of properties (6) and areas of highway are proposed to discharge at an attenuated rate to an adjacent highway drain in Blast Road. Information submitted in support of this highlighted significant defects with this system that are likely to preclude its use. Alternative options included using pumped systems to manage surface water for the portion of the site that cannot be managed by infiltration. This may be contrary to the underpinning principles of the Welsh Ministers Statutory SuDS Standards.

Prior to the determination of the application, I would strongly advise the applicant provide sufficient information to demonstrate a compliant scheme can be achieved for the site. In the absence of this information it has not been demonstrated that surface waters generated by the development can be managed without flooding detriment and would request the application be refused.

While it is possible to obtain 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 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



01978 729734 / 07808 787632



Cyngor Bwrdeistref Sirol Wreccsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW



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



wreccsam.gov.uk | wrexham.gov.uk



twitter.com/cbswreccsam | twitter.com/wrexhamcbc



facebook.com/cyngorwreccsam | facebook.com/wrexhamcouncil