

From: Matthew Phillips
Sent: 16 May 2019 10:47
To: planning_admin
Subject: FW: Jacques Way, Wrexham - Planning Application

Please add as Flood Officer comments to P/2018/0898

From: Neil Taunt
Sent: 10 May 2019 09:50
To: Matthew Phillips
Subject: RE: Jacques Way, Wrexham - Planning Application

Hi Matthew,

I have reviewed the submitted drainage strategy for the proposed development and am satisfied that a scheme can be delivered on site. This must give full consideration of the existing drainage from the neighbouring development site that is known to cross the site prior to discharge into the adjacent Afon Gwenfro. If the development were to be granted permission I would request the following condition be included along with the note to applicant regarding the implications following the commencement of Schedule 3 of the Flood and Water Management Act.

ZH11
114R

(PRE-COMMENCEMENT) COMPREHENSIVE DRAINAGE (SuDS)

No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in *Technical Advice Note 15: Development and Flood Risk*, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Note to Applicant – SAB Approval Required

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed will be required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works should any condition not be submitted for discharge **prior to the 7th January 2020**. This may require amendments, including site to site layout, to demonstrate compliance with the now Statutory Standards that may require any valid planning permission to be revisited. 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

From: Matthew Phillips
Sent: 07 May 2019 10:12
To: Neil Taunt
Subject: FW: Jacques Way, Wrexham - Planning Application

Neil,

Please see attached – this is for P/2018/0898.

From: Joe O'Donnell [mailto:jodonnell@castlemeadgroup.co.uk]
Sent: 02 May 2019 12:39
To: Matthew Phillips
Cc: Kerry James Planning
Subject: Jacques Way, Wrexham - Planning Application

Hi Matthew,

I now attach a Surface water Drainage Assessment prepared to address the concerns raised by Neil Taunt regarding surface water management and potential flooding risk. Please note that I have asked our consultant Weetwood to send this direct to Neil as well. Weetwood are also dealing direct with NRW regarding the further concerns they raised over the updated FCA submitted for this site.

I will forward a draft UU shortly in connection with the off-site POS contribution and I would be grateful if you put me in touch with your legal department so that we could liaise over the wording to get it in an agreed form prior to the other outstanding issues being resolved.

Should you wish to discuss, please don't hesitate to contact me.

Regards

Joe

Joseph O' Donnell
Director

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