

Susan Davies

From: Matthew Phillips
Sent: 16 July 2019 10:18
To: planning_admin
Subject: FW: P/2017/0651

Please add as Flood Officer comments

From: Neil Taunt
Sent: 16 July 2019 10:02
To: Matthew Phillips
Subject: RE: P/2017/0651

Matthew,

The revised layout does technically demonstrate a solution compliant with the requirements in place at the time of the original application. The proposed traditional drainage scheme encompasses a largely piped drainage system with an end of pipe attenuation feature prior to an attenuated discharge into the local public surface water sewer network. I understand, in principle, WWDC have accepted a connection is possible into the public surface water sewer system. As such a suitably worded pre commencement condition would usually be appropriate in this situation.

I do have concerns regarding the timescales associated with this application. The commencement of schedule 3 of the Flood and Water Management Act does introduce a step change in the management of surface water generated by new development. Whilst I appreciate the application was received prior to the implementation date of the 7th Jan 2019, if the application were to be successful and any drainage condition not discharge prior to the 7th January 2020 then SAB approval will be required prior to any construction works commencing on site. The scheme as proposed is unlikely to be able to demonstrate compliance with the underpinning design principles and standards contained within the statutory SuDS standards for Wales. As such, for any scheme to be deliverable it is likely to require a significant redesign of the proposed drainage scheme that could have a significant impact on site layout and deliverability of any approved planning permission. If it is accepted that timescales are likely to extend past the January 2020 deadline I would strongly advise that the proposed drainage scheme is revisited to give full consideration to the statutory SuDS standards for Wales to ensure a compliant scheme is deliverable for the site and minimise the future cost and time implications of revisiting any planning permission that may be obtained in the intervening period.

Happy to discuss further if required.

Many thanks

Neil

From: Matthew Phillips
Sent: 25 June 2019 08:58
To: Neil Taunt
Subject: P/2017/0651

Neil,

Further to my previous email, the attached is the current drainage layout plan for the site.

Matthew