

Cerys Jones

From: Philip Forster
Sent: 13 June 2019 09:05
To: planning_admin
Subject: FW: P/2019/0369

LLFA response

From: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Sent: 07 June 2019 15:38
To: Philip Forster <Philip.Forster@wrexham.gov.uk>
Subject: P/2019/0369

Hi Phil,

Thank you for the recent consultation on the above application.

A significant portion of the site is located in DAM Zone C2 as defined within TAN15. NRW's surface water flood map identifies areas at risk of surface water flooding. NRW's views should be sort on the adequacy of the FCA and modelling information submitted in support of the application.

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.

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. 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 Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

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

 wrecsam.gov.uk | wrexham.gov.uk

 twitter.com/cbswrecsam | twitter.com/wrexhamcbc

 facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil