

Cerys Jones

From: Sharon Holman
Sent: 07 January 2019 08:36
To: planning_admin
Subject: FW: P/2018/1061
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Civ – flood officer resp

From: Neil Taunt
Sent: 02 January 2019 15:28
To: Sharon Holman
Subject: P/2018/1061

Hi Sharon,

Thank you for the recent consultation on the above outline application.

The site is situated with DAM zone A as defined within TAN 15. It would appear that areas adjacent to the site are identified as being at risk of surface water flooding as defined on NRW's flood map for surface water.

No information has been included within the application on how surface water managed by the development will be managed, although a preference has been indicated that SuDS, Soakaway and mains sewer will be considered. It is essential that, prior to permission being granted, a feasible means of managing surface waters generated by new, impermeable surfaces on site will be managed. As a minimum an indicative drainage proposal should be submitted in accordance with the attached guidance note, but consideration also be given to the Welsh Ministers statutory standards for Sustainable drainage. In the absence of this information I would request the application be refused.

In addition the applicant should be made aware of the following:

The Order commencing Schedule 3 of the Flood and Water Management Act 2010 for Wales was made on 1 May 2018. The legislation, along with the regulations necessary for its implementation, will come into effect on 7 January 2019. This will require all new development that is for more than one property, or has a construction area greater than 100 square meters, will require Suds Approving Body (SAB) approval before beginning construction. Transitional provisions have been included so that after the 7th January 2019 SAB approval will not be required for the following:

- New developments that were already granted planning permission before the 7th January 2019, or
- New developments with one or more reserve matters where an application for approval of the reserve matter(s) is made within the period of 12 months after the 7th January 2019, or
- New developments where a valid planning application has been submitted before the 7th January 2019.

If you have any question 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



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✉ Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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