

Cerys Jones

From: Sharon Holman
Sent: 17 May 2019 08:09
To: planning_admin
Subject: FW: planning application P/2019/0263
Attachments: Appendix-6.10.pdf; Nant Silyn, Pont Wen, Wrexham LL18 8SQ (Pre-App Charged Quotation) NRW:03590773; Nant Silyn flood depths.xlsx; 70050799_NANTSILYN_DEVELOPMENT_MAX_FLOOD_DEPTH_1%AEP_17.pdf; 70050799_NANTSILYN_DEVELOPMENT_MAX_FLOOD_DEPTH_0.1%AEP_20.pdf; 70050799_NANTSILYN_DEVELOPMENT_MAX_FLOOD_DEPTH_1%AEP+45CC_19.pdf; 70050799_NANTSILYN_ASEXISTING_MAX_FLOOD_DEPTH_0.1%AEP_10.pdf; 70050799_NANTSILYN_ASEXISTING_MAX_FLOOD_DEPTH_1%AEP+45CC_09.pdf

Civ – 'flood report web' attached and below.

Please re-consult WW and NRW –amended plans received – 14 days to comment.

Can I also have paper copies for the file please?

Thanks
Sharon

From: Rachel Taylor [mailto:rachel.taylor@jda-architects.com]
Sent: 16 May 2019 16:05
To: Sharon Holman
Subject: FW: planning application P/2019/0263

Hi Sharon,

Thank you for your email confirming the deadline for determination.
A response has now been received from WSP (see below and attached), regarding the revised FRA and comments from NRW.

Kind Regards

Rachel Taylor

For and on behalf of Jennings Design Associates



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From: Carl Jones <Carl.Jones@wrexham.gov.uk>
Sent: 16 May 2019 09:53
To: Rachel Taylor <rachel.taylor@jda-architects.com>
Subject: FW: planning application P/2019/0263

As discussed.

From: Mohun, Vic [<mailto:Vic.Mohun@wsp.com>]
Sent: 16 May 2019 09:45
To: Carl Jones
Subject: FW: planning application P/2019/0263

Carl,

For your attention.

Vic

From: Mohun, Vic
Sent: 02 May 2019 12:18
To: 'Steve Morley' <Steve.Morley@mda-structeng.co.uk>; 'Gareth Evans' <Gareth.Evans@wrexham.gov.uk>
Cc: Wellington, Mike <Mike.Wellington@wsp.com>; Ortiz Marcotegui, Alejandro <Alejandro.Ortiz@wsp.com>
Subject: RE: planning application P/2019/0263

Hi Gareth, Steve,

Thanks for forwarding this email to us. We have now been able to review the NRW, DCWW and WCBC responses to the planning application.

DCWW

Our drainage strategy was based on the proposed development plan provided and we recall advising of the need to either divert the existing DCWW assets or reposition the proposed buildings. We were advised to progress the drainage strategy work on the basis of the sewers requiring diversion and hence our drainage strategy sketch reflects this (see attached). Can you please advise if the setting out of the proposed buildings have been revised or the diversion of the sewers is still the preferred option? Depending on which option is taken, the new connection to the sewer will either be through a new manhole or an existing one. Please note that, on the basis of the above, our proposed connection was to a new manhole on what would then be a newly diverted 600mm dia sewer and this is subject to Section 106 Agreement with DCWW as detailed in the FCA/DS sketch.

The proposed diversion of the sewers is also subject to a Section 185 Agreement with DCWW. We can assist you with this diversion if this is the option that is preferred.

WCBC SAB application

The SAB is a new requirement that has come into effect in 2019 for all new developments which meet the criteria in Wales. We are receiving a number of enquiries to support developers with this process and is something that we can assist you with. There are two stages of the SAB process, the pre-planning submission stage and the detailed submission stage. As this has already been submitted for planning it would be best to submit a detailed SAB application. This would be best submitted by the drainage designer of the scheme. We have not yet been appointed to do the detail drainage design of this scheme but it is a service that WSP can provide if you require, together with the detailed SAB application submission to WCBC.

NRW

We have reviewed a copy of the objection letter provided by the NRW. We have previously consulted with NRW and the FCA/modelling review we have undertaken was in accordance with the preplanning advice received from the NRW. In particular, during our preplanning consultations with the NRW, we were advised to use the WCBC's hydraulic model to assess the risk of flooding (see attached email from NRW). Daniel Davies (NRW) also advised that blockage scenarios are not required to be modelled at this location. Section A1.2 of TAN15 requires the 0.1% assessment to be undertaken for flood zone B but the hydraulic model does not show the site to lie within a flood zone B. For sites in flood zone B, TAN15 does not require any climate change model runs of the model for the 0.1% scenario. See extract of TAN15 below:

A) Objectives of the assessment

A1.2 The prime objective of an assessment is to develop a full appreciation of:

- The consequences of flooding on the development
- The consequences (i.e. the overall impacts) of the development on flood risk elsewhere within the catchment for a range of potential flooding scenarios up to that flood having a probability of 0.1%.
- The assessment can be used to establish whether appropriate mitigation measures can be incorporated within the design of the development to ensure that development minimises risk to life, damage to property and disruption to people living and working on the site or elsewhere in the floodplain.

We have attached the results of the 0.1% return period hydraulic model for the existing and proposed scenarios and these do not show the site to be at risk of flooding, therefore on this basis, no mitigation measures are deemed to be required. We also attach a table below showing the existing and proposed site levels versus the modelled flood depths.

These show that the proposed buildings are not affected by the 100 year, 100 year + climate change or 0.1% flood events. This information is adequate, together with the previous FCA report to remove the NRW's objection relating to flood risk. This information can be provided to the NRW to remove their objection. From our point of view there are no requirements to update the FCA or the drainage strategy report. If the NRW/DCWW/WCBC still require further updates due to their new requirements then we will have to discuss how we take this forward.

We would advise that, in the interim and at this stage, the Client needs to reconsider the constraints on this site and the advice and recommendations given within the FCA/DS report, DCWW's comments and either consider the diversion of the sewers to comply with the requirements of DCWW or revise the proposed building setting out. Again the sewer diversion design and S185 application is a service that WSP can provide and we would be happy to assist you if required.

We hope that the above is helpful, please do not hesitate to contact us if you have any queries on how to progress this scheme going forward.

Regards, Vic

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