

AnnS Jones

From: Sharon Holman
Sent: 19 June 2019 08:25
To: planning_admin
Subject: FW: P/2019/0406 - Ash Grove

Civ – flood officer resp

From: Neil Taunt
Sent: 18 June 2019 15:09
To: Sharon Holman
Subject: P/2019/0406

Hi Sharon,

Thank you for the recent consultation on the above application upon which i have the following comments.

The site is located in DAM Zone A as defined within TAN15. NRW's surface water flood map identifies a high risk of flooding to the south eastern extent of the site. I would recommend this flood risk is investigated further to ensure the proposed development will not interfere with any existing surface water flow routes, resulting in an unacceptable risk to the future users of the site or neighbouring properties.

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. No formal application for SAB approval or request for pre application SAB advice has been received to date. In the absence of the full consideration of the requirements of the National Standards for SuDS, and requirements of Schedule 3 of the Flood and Water Management Act, it has not been demonstrated that a compliant sustainable surface water management scheme can be delivered for the site. It is likely 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, and as a matter of urgency, I would strongly advise the applicant give full consideration to the implications that compliance to the National SuDS standards may have for the development and revise proposals accordingly whilst also pursuing SAB approval. While it is possible to seek 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 no additional information is submitted prior to determination I would request the application be refused as it has not been demonstrated that surface water can be sustainably managed over the lifetime of the development.

The information submitted with the application indicates the use of soakaway to manage surface waters generated by the development, but no information is submitted to demonstrate ground conditions are suitable. Superficial deposits of Glacial Till are identified on BGS mapping which in some instances may not be conducive for the use of soakaway.

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

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

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