

AnnS Jones

From: Philip Forster
Sent: 12 March 2019 15:32
To: planning_admin
Subject: FW: P/2019/0126

Flood officer response

From: Neil Taunt
Sent: 12 March 2019 14:55
To: Philip Forster
Subject: P/2019/0126

Hi Phil,

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

The site is located in DAM Zone A as defined within TAN15.

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. Addendum A of the Pre Application Consultation report outlines intentions with regards to the inclusion of SuDS features into the proposed development. This would indicate that a scheme, fully compliant with the national standards would be developed for the site, maximising opportunities for water re use, amenity and biodiversity, whilst ensuring all surface water is managed at source using infiltration techniques. In principle I would see no reason why a compliant scheme could not be developed for this site during detailed design, but it has not been demonstrated that ground conditions would be suitable for the use of infiltration techniques. Ideally it should be demonstrated that ground conditions are suitable for the use of infiltration. If this is not the case then it would need to be demonstrated that an alternative means of surface water disposal is available.

Prior to the determination of the outline application, it must be clearly demonstrated that a Sustainable Drainage Scheme, compliant with the Welsh Ministers Statutory Standards for Wales, can be delivered for the site. In this instance target infiltration testing, carried out in accordance BRE365, would demonstrate the applicability of the indicated surface water management scheme. If ground conditions were not suitable to wholly manage the disposal of surface water generated, alternative destinations should be identified.

If you have any questions on the above please let me know.

Many thanks

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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