

Susan Davies

From: Mared Rees-Jones
Sent: 04 February 2019 08:44
To: planning_admin
Subject: FW: P/2018/1063

[Please add consultation response to file](#)

From: Neil Taunt
Sent: 02 January 2019 16:32
To: Mared Rees-Jones
Subject: P/2018/1063

Hi Mared,

Thank you for the recent consultation on the above application.

The site is located within DAM zone A as defined within TAN 15. There are a number of areas identified as being at a significant risk of surface water flood that would appear to be associated with topographical low points. The submitted FCA appears to classify these as low risk, which is not consistent with data we hold. It would appear that 2 number properties are located within the more northerly of these surface water flood risk areas. I appreciate that an element of land re profiling is proposed, but it essential that this risk is appropriately considered and mitigated if required. Prior to determination of the application additional information is required to demonstrate that there will be no unacceptable risk to the proposed properties, or amendments should be proposed to mitigate the risk to an acceptable level. In the absence of this information it has not been demonstrated that flood risk post development can be acceptably managed without detriment to future users of the site or surrounding area and I would request the application be refused.

With regards to the management of surface waters generated by the development, sufficient information has been submitted to demonstrate that a scheme is feasible and would request that the following condition be included should permission be granted:

Condition: No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and demonstrating compliance with the Welsh Ministers Statutory SuDS Standards for Wales. The results of the assessment shall be submitted in writing to the Local Planning Authority. The submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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.

It is reasonable to assume that, if the development were to progress, and any associated drainage conditions not be discharged prior to the January 2020 date, then SAB approval would be required prior to the commencement of any works on site.

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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