

From: Marek Rees-Jones
Sent: 16 January 2019 13:27
To: planning_admin
Subject: FW: P/2018/0888

[Please add consultation response to file](#)

From: Neil Taunt
Sent: 12 November 2018 14:46
To: Marek Rees-Jones
Subject: P/2018/0888

Hi Marek,

Thank you for the recent consultation on the above application. I have reviewed the FCA and drainage strategy submitted in support of the development.

The drainage strategy submitted appears to have been prepared for a previous revision of development proposed for the site, as such does not appear to represent the proposed development above. Sufficient information is included to indicate a means of surface water management will be achievable, as such I would be happy for additional details of a scheme demonstrating compliance with the now Statutory SuDS Standards for Wales to be covered by pre commencement condition:

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 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.

The application indicates an existing drainage ditch adjacent to the highway will require re-profiling and realignment. These works are likely to require consent under section 23 of the Land Drainage Act. This consent will be required prior to the commencement of any realignment works

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



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