

AnnS Jones

From: Philip Forster
Sent: 22 March 2019 08:52
To: planning_admin
Subject: FW: P/2019/0090

Flood officer response

From: Neil Taunt
Sent: 19 March 2019 13:39
To: Philip Forster
Subject: P/2019/0090

Hi Phil,

I am aware that an application for outline planning permission has been received for the above site and have the following comments.

The site is located in DAM Zone A as defined within TAN15. The site is adjacent to an area identified as being at risk of surface water flooding on NRW's surface water flood map.

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 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. This SuDS Strategy document (or equivalent) must detail the proposed approach to achieve compliance with the Statutory Standards, whilst demonstrating how the guiding principles of the standards will be achieved. 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.

Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

No information is included with the application as to how surface water will be managed from the development, but email correspondence from the applicant has suggested reuse and soakaway will be used. No information has been included to suggest that ground conditions are suitable for the use of soakaway at this location.

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



01978 729734 / 07808 787632



Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW



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



wreccsam.gov.uk | wrexham.gov.uk



twitter.com/cbswreccsam | twitter.com/wrexhamcbc



facebook.com/cyngorwreccsam | facebook.com/wrexhamcouncil