

Cerys Jones

From: Philip Forster
Sent: 18 February 2019 11:10
To: planning_admin
Subject: FW: P/2018/1085

LLFA officer response

From: Neil Taunt
Sent: 18 February 2019 11:08
To: Philip Forster
Subject: P/2018/1085

Hi Phil,

Thank you for the recent consultation on the above application.

I have reviewed the submitted Drainage Strategy for the proposed development.

It is the intention for the proposed development to discharge at an attenuated rate into an adjacent private 400mm diam. surface water sewer. Prior to the determination of the application it should be demonstrated that the private asset owner will accept the addition flow into the system. If this is not forthcoming the submitted drainage strategy will need to be reviewed to demonstrate an alternative means of surface water disposal can be realised.

If it can be demonstrated that a connection to the private surface sewer is achievable then I would request the following condition be included if the application were to be successful:

ZH11 (PRE-COMMENCEMENT) COMPREHENSIVE DRAINAGE (SuDS)

114R 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 the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, 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.

The applicant should also be advised that, if this condition is not discharged prior to 7th January 2020, approval from the SuDS Approving Body will be required prior to the commencement of construction activities on site.

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

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swydddog Rheoli Llifogydd / Senior Flood Management Officer



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



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