

Cerys Jones

From: Sharon Holman
Sent: 30 May 2017 12:56
To: planning_admin
Subject: FW: P/2016/0735 Site of Wynnstey Tech Park, Wrexham: Package of documents

Civ – further flood officer resp

From: Neil Taunt
Sent: 23 May 2017 10:09
To: Sharon Holman
Cc: Peter Douthwaite
Subject: RE: P/2016/0735 Site of Wynnstey Tech Park, Wrexham: Package of documents

Hi Sharon,

Thanks for sending the additional information through.

In principle the proposed attenuated discharge into the adjacent culverted watercourse outlined within the drainage strategy would appear to satisfy our standard requirements but I do have concerns regarding the future maintenance and management of the system that are not addressed within the report.

It would appear that all surface water generated from residential, commercial, parking and highways will be combined within a single system, with attenuation provided in areas of public open space and residential car parking. I fully agree that a single point of discharge would be most appropriate in this instance but no detail is included on how this system will be managed or maintained over the lifetime of the development and this may have implications for the adoptability of highways/surface water systems on site if that were the intention.

Prior to determining the application I would request clarification of how the system is proposed to be managed of the lifetime of the development (As detailed within Appendix 1 of the previously supplied Local Planning Guidance: :Management of surface water generated from new development). Without due consideration given to this issue at this early stage it could potentially compromise the integrity/feasibility of the drainage strategy as proposed.

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

Many thanks

Neil