

AnnS Jones

From: Sharon Holman
Sent: 07 March 2017 13:39
To: planning_admin
Subject: FW: P/2017/0167

Civ – pp resp

From: Neil Taunt
Sent: 07 March 2017 13:10
To: Sharon Holman
Subject: P/2017/0167

Hi Sharon,

Thanks you for the recent consultation on the above application.

I have reviewed the submitted indicative drainage proposal submitted in support of the development and have the following comments:

Point 6. of pro-forma A indicates that ground conditions are not suitable for soakaway and there is insufficient space to locate suitably sized soakaways on site due to the building and boundary layout and that there are no existing watercourses in the vicinity.

No supporting evidence has been provided to suggest soakaway is not suitable (i.e. infiltration testing). If soakaway were shown to be feasible would it be possible to amend the layout to accommodate a suitably sized soakaway system?

Point 7, states that the existing discharge for the existing development is to the locally combined sewer network. The information submitted does not indicate that Welsh Water agree in principle to additional flows entering the combined system. It is fundamental that Welsh Water are willing to accept the additional 5l/s discharge from the site for the proposed drainage design to be achievable. Prior to determination of this application I would request confirmation (as per the guidance note previously provided during the pre-application consultation process) that Welsh Water agree to accept additional surface water flows into the sewer network.

If no agreement in principle can be obtained from Welsh Water, or no other means can be identified for the disposal of surface water I would have no option to object to the application.

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



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