

AnnS Jones

From: Sharon Holman
Sent: 20 March 2017 11:16
To: planning_admin
Subject: FW: P/2017/0146

Civ – flood officer response

From: Neil Taunt
Sent: 20 March 2017 11:15
To: Sharon Holman
Subject: RE: P/2017/0146

Hi Sharon,

As the indicative location of the pond and connection to the neighbouring ditch is OK within the blue line, if permissions were to be granted I would request the following conditions be included (which includes maintenance and management):

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.

ZH12 MANAGEMENT OF COMPREHENSIVE DRAINAGE (SuDS)

114R No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. @@. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

Many thanks

Neil

From: Sharon Holman
Sent: 20 March 2017 10:47
To: Neil Taunt
Subject: RE: P/2017/0146

Hi Neil,

Do we need the proposed future maintenance and management of the drainage system for an Outline?

The pond will be within the blue line which is acceptable for the outline stage.

Thanks
Sharon

From: Neil Taunt
Sent: 17 March 2017 11:39
To: Sharon Holman
Subject: RE: P/2017/0146

Hi Sharon,

No information has been included on the proposed future maintenance and management of the drainage system. Also the proposed system involves the construction of an attenuation pond located outside of the site boundary, but within the control of the applicant. Does the "red line" boundary need to be increased to accommodate the pond?

Many thanks

Neil

From: Sharon Holman
Sent: 13 March 2017 11:48
To: Neil Taunt
Subject: FW: P/2017/0146
Hi Neil,

As requested, please see attached info.

Regards
Sharon

From: Neil Taunt
Sent: 02 March 2017 13:55
To: Sharon Holman
Subject: P/2017/0146

Hi Sharon,

Thanks you for the recent consultation on the above application.

The site is located outside of any identified flood zone as defined within TAN15.

The submitted flood risk and drainage assessment makes reference to a number of appendices that do not be included within the document available on CIVICA. Prior to making any formal comment I will require sight of Appendices 2 and 3 of this report.

In addition detail will be required with regards to the future maintenance of any surface water system proposed and the scope of any localised watercourse improvement works that are indicated.

The applicant should also be made aware that an additional consent will be required under section 23 of the Land Drainage Act 1991 for any culverting on the adjacent roadside ditch to gain access to the site.

If you have any question 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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