

From: Sharon Holman
Sent: 16 January 2017 12:22
To: planning_admin
Subject: FW: P/2015/0561 Wrights Garage Soakaway report

Civ – flood officer resp

From: Neil Taunt
Sent: 16 January 2017 12:16
To: Sharon Holman
Subject: RE: P/2015/0561 Wrights Garage Soakaway report

Hi Sharon,

I have had a look through the report, a single soakaway test has been carried out on the site, but not in accordance with the requirements of BRE 365. Despite this the test does indicate a favourable infiltration rate for the sue of soakaway, but prior to commencement of works on site I will require additional tests, carried out in accordance with BRE365 at all relevant locations to inform the detailed design of the drainage scheme. To this end I would request the following conditions:

ZH03 SOAKAWAY TESTS TO BE CARRIED OUT

115R No part of development shall commence until soakaway tests have been carried out in accordance with British Standard BS6297:1983. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

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.

Any questions the please let me know.

Thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



01978 729734



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



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



wrexham.gov.uk | wrexham.gov.uk



twitter.com/cbswrexham | twitter.com/wrexhamcbc



facebook.com/cyngorwrexham | facebook.com/wrexhamcouncil

From: Sharon Holman