

Cerys Jones

From: Matthew Phillips
Sent: 25 November 2015 09:01
To: planning_admin
Subject: FW: CONSULTATION - GENERAL LETTER - App ref P/2015/0838
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Please add email and attached as flood officer comments

-----Original Message-----

From: Neil Taunt
Sent: 20 November 2015 10:37
To: Matthew Phillips
Subject: RE: CONSULTATION - GENERAL LETTER - App ref P/2015/0838

Hi Matthew,

Thanks you for the recent consultation on the above application upon which I would like to make the following comments:

An area of the proposed extension is identified as being at risk from surface water flooding as identified on NRW's surface water flood map. I would recommend that the applicant considers the risk of flooding to this portion of the development, and any knock on impacts associated with displaced flood waters.

In addition, the application form states that any additional surface water runoff will be disposed of by means of soakaway. The attached guidance note outlines how surface water generated from new impermeable surfaces should be managed. No information has been submitted to suggest that soakaway is acceptable on this site, or to what standard any system will be constructed too. Due to the nature of the development I would request the following pre construction condition be included if permission were to be granted:

CONDITION: No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

Any questions then please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd

UU01978 729734

00Housing, Public Protection and Environment Department, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW
HHAdran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

GGwww.wrexham.gov.uk

www.twitter.com/wrexhamcbc
www.facebook.com/wrexhamcouncil

-----Original Message-----

From: Cerys Jones

Sent: 09 November 2015 14:13

To: flooding

Subject: CONSULTATION - GENERAL LETTER - App ref P/2015/0838

Please find attached document