Cerys Jones

From: Sharon Holman
Sent: 14 October 2015 10:13
To: planning_admin
Subject: FW: P/2015/0405 Outline application for 9 dwellings - LAND OFF AND EAST OF ELLESMERE LANE, PENLEY, WREXHAM, LL13 0LP NRW:00960117
Attachments: Flood Risk & Drainage Assessment - Penley.pdf; 41710560.pdf

Civ – nrw response

From: Thomas, Gareth [mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk]
Sent: 12 October 2015 16:25
To: Sharon Holman; planning_admin
Subject: FW: P/2015/0405 Outline application for 9 dwellings - LAND OFF AND EAST OF ELLESMERE LANE, PENLEY, WREXHAM, LL13 0LP NRW:00960117

Dear Sharon,

Thankyou for referring the drainage assessment for the above application, which was received on the 29th September 2015.

The site is in Zone A as defined by TAN 15 Development and Flood Risk (July 2004) and shown on the Welsh Government's Development Advice Map (DAM). However, Natural Resources Wales' Flood Map for Surface Water shows that a large area of the site is at risk of surface water flooding.

The proposed development has potential to increase flood risk to developments offsite, because it will increase the surface area of impermeable ground, thus reducing percolation and increasing rapid surface water runoff. In accordance with Section 8 of TAN 15, in all zones, development should not increase flood risk elsewhere.

While we welcome the intention to discharge the majority of surface water to soakaways, and surface water from the access road to an existing ditch and soakaways, no information has been submitted to show that ground conditions are suitable for infiltration, or that the 'existing ditchcourse along the road frontage' is connected to the wider watercourse network, or that the site will be able to accommodate the required attenuation volumes.

Prior to the grant of any planning permission, we recommend you contact your Drainage Department for further advice in relation to this (as they fulfil the role of Lead Local Flood Authority). This will ensure that conditions are not attached to a planning permission which could later prove impossible to implement.

Should your Authority be minded to approve this application, we recommend that a condition is imposed to ensure that a scheme to dispose of surface water is submitted to and approved in writing by your Authority, to ensure effective management of surface water run-off resulting from the proposed development. We advise that any proposed scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

We request that we are consulted on any details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations (including any condition related to a surface water management scheme). We will usually limit our comments to reviewing the acceptability of the proposed discharge rate as well as the suitability of the discharge point / receiving watercourse.

We also remind you of the conditions that we recommended be included within any permission, relating to protected species and biosecurity, within our letter dated 6th July 2015.

Kind regards,

Gareth Thomas
Swyddog Cyswllt Cynllunio / Planning Liaison Officer
Cyfoeth Naturiol Cymru / Natural Resources Wales
Ffôn/Tel: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker**

E-bost/E-mail: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk Gareth.Thomas@naturalresourceswales.gov.uk

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.
Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Sharon Holman [mailto:Sharon.Holman@wrexham.gov.uk]
Sent: 29 September 2015 11:57
To: Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>
Subject: P/2015/0405 Outline application for planning permission - Ellesmere Lane Penley

Hi Gareth,

As requested in your consultation response (copy attached), please see attached pre-determination drainage submission for your consideration. I would be grateful for your comments in due course.

Thank you
Sharon

Sharon Holman
Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu
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