

Susan Davies

From: Matthew Phillips
Sent: 11 September 2018 10:13
To: planning_admin
Subject: FW: P/2018/0694

Please add as Flood Officer response

From: Neil Taunt
Sent: 11 September 2018 09:16
To: Matthew Phillips
Subject: P/2018/0694

Matthew,

Thank you for the recent consultation on the above outline application.

The site would appear to be adjacent to an area defined as DAM zone C2 as defined within TAN15, in addition a significant portion of the site is identified as being at risk of surface water flooding as defined on NRW's updated flood map for surface water (extract below).



Prior to determining the application the applicant should submit a limited flood consequence assessment specifically considering the surface water flood risk to the site and surrounding properties as a result of the proposed development. This assessment should also consider and propose any mitigation that may be appropriate to manage risk both for future users of the site and the surrounding area.

In the absence of this information I would request the application be refused as it has not been demonstrated that the risk of flooding to the proposed development can be acceptably managed.

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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