

Cerys Jones

From: Sharon Holman
Sent: 17 September 2018 11:22
To: planning_admin
Subject: FW: P/2018/0625 - Saron Chapel

Civ – flood officer resp

From: Neil Taunt
Sent: 17 September 2018 11:18
To: Cathy Owen
Cc: David Hughes; Sharon Holman
Subject: RE: P/2018/0625 - Saron Chapel

Hi Cathy,

The assessment is required to better understand the risks to the site and identify mitigation that may be required to manage the flood risks. If the flood risk to the site was shown to be excessive and not realistically manageable then this could result in a recommendation that the application be refused. I'm afraid I cannot be any more specific than this as the detail will be in flood assessment.

Many thanks

Neil

From: Cathy Owen [<mailto:cathyowen@lawray.co.uk>]
Sent: 13 September 2018 13:24
To: Neil Taunt
Cc: David Hughes; Sharon Holman
Subject: RE: P/2018/0625 - Saron Chapel

Hi Neil

We are awaiting the go-ahead from the Client for the outstanding information. They have come back with questions, which I'm not sure can really be answered. But if you can advise us further on the following query, it would be appreciated.

Depending on the outcome of the FCA, could Planning be refused or would further reports be required?

Kind Regards,

Cathy Owen
Architectural Technician

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W: www.lawray.co.uk



From: Neil Taunt <Neil.Taunt@wrexham.gov.uk>

Sent: 05 September 2018 08:32

To: Cathy Owen <cathyowen@lawray.co.uk>

Cc: David Hughes <davidhughes@lawray.co.uk>; Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: RE: P/2018/0625 - Saron Chapel

Hi Cathy,

Yes, some form of assessment is required that considers the risks that I have highlighted in my consultation response to the planning application. As detailed in that response, *"the site is bounded by a small un named watercourse and would appear to be located within a topographical low point. NRW's updated flood map for surface water does identify a risk of surface water flooding to the site, and we hold a number of reports of surface water and rapid flash flooding in the immediate vicinity of the site. As the application is for a change of use to a higher vulnerability use, with reported incidents of flooding in the immediate vicinity of the site I would strongly recommend a flood consequence assessment is submitted in support of the application to better define the risks to the site from fluvial flooding, blockage of local drainage infrastructure and surface water runoff and propose mitigation to minimise the impact of any future flooding to the development and surroundings."*

This assessment should be used to better define the risks to the site from the local flood risk sources referenced above as well as identify any suitable mitigation that could be incorporated into the proposed development to ensure any identified flood risk can be acceptably managed into the future. It is worth noting that NRW and the TAN15 Development Advice Maps do not explicitly consider the sources of risk identified.

More than happy to discuss further if required.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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From: Cathy Owen [<mailto:cathyowen@lawray.co.uk>]

Sent: 04 September 2018 10:59

To: Neil Taunt
Cc: David Hughes
Subject: P/2018/0625 - Saron Chapel

Hi Neil

I trust you are well. We are currently trying to resolve the issues regarding flood risk to Saron Chapel.

Can you confirm if the Flood Consequence Assessment is still required for this current application?

Kind Regards,

Cathy Owen
Architectural Technician

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