

From: Sharon Holman
Sent: 28 June 2018 11:25
To: planning_admin
Subject: FW: P/2018/0436 Housing to rear of Smithy Cottages, Pontfadog

Civ – flood officer resp

From: Neil Taunt
Sent: 28 June 2018 11:18
To: Sharon Holman
Subject: RE: P/2018/0436 Housing to rear of Smithy Cottages, Pontfadog

Hi Sharon,

Thank you for the recent consultation on the above application.

The site is located with DAM zone B as defined within TAN15 and has a small un-named watercourse to the south west boundary of the site.

The submitted FCA does detail options for the disposal of surface water generated by the proposed development, but has not undertaken ground investigations to determine infiltration rates etc.. Indicative storage and attenuation calculations have been provided assuming the use of soakaway is not feasible, as it would be possible to discharge at an attenuated rate into the adjacent watercourse. As such I have no objection to the proposal but would request the following condition be included if permission were to be granted:

ZH11
114R

(PRE-COMMENCEMENT) COMPREHENSIVE DRAINAGE (SuDS)

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.

If you have any questions on the above please let me know.

Many thanks

Neil