

AnnS Jones

From: Sharon Holman
Sent: 03 September 2018 12:30
To: planning_admin
Subject: FW: P/2018/0625 - Saron Chapel

civ- flood officer resp

From: Neil Taunt
Sent: 30 August 2018 08:15
To: Sharon Holman
Subject: RE: P/2018/0625 - Saron Chapel

Hi Sharon,

Thanks for the updated information. Regardless of the Dam zone classification my comments and position in relation to the surface water flood risk and neighbouring unnamed watercourse still stand.

Thanks

Neil

From: Sharon Holman
Sent: 06 August 2018 09:57
To: Neil Taunt
Subject: FW: P/2018/0625 - Saron Chapel

Hi Neil,

Please see attached amended plans which remove the application site from zone C2.

Thanks
Sharon

From: Neil Taunt
Sent: 02 August 2018 14:30
To: Sharon Holman
Subject: P/2018/0625

Hi Sharon,

Thank you for the recent consultation on the above application. The following comments were made in relation to a previous application for the site.

“A portion of the site is identified as falling within DAM zone C2 as defined within TAN15, this would appear to be associated with the nearby Afon Teirw. In addition, 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 (extract below), 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.



No information has been included within the application considering the potential sources of flooding to the site, or proposing any mitigation that may be beneficial in this instance. If this information is not forthcoming I would recommend the application be refused as it has not been demonstrated that flood risk can be acceptably managed for future users of the site.

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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Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wrexham, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrexham, Wrexham LL13 9PW

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