

Cerys Jones

From: Philip Forster
Sent: 10 July 2018 19:56
To: planning_admin
Subject: FW: P/2018/0507

Flood officer response

From: Neil Taunt
Sent: 10 July 2018 15:23
To: Philip Forster
Subject: P/2018/0507

Hi Phil,

Thank you for the recent consultation on the above application.

The site is bisected by a steep, rural unnamed watercourse, with 2 existing bridge crossings (as detailed within the submitted Ecological Appraisal). The property to be converted would appear to be located directly adjacent to the watercourse. The site is shown to fall within DAM Zone A as defined within TAN15, but the site is clearly shown to be included within NRW's updated flood map for surface water flooding (extract below for info.). It is frequently shown that the updated flood map for surface water gives a good basis for defining flood risk for smaller watercourses and catchments. Due to the size of the catchment upstream of the application site – this watercourse would not have been included within modelling works undertaken by NRW that have contributed to the production of the TAN15 Development Advice Map.



Due to the proximity of the proposed dwelling to the watercourse and the location of the 2 bridge structures, a Flood Consequence Assessment should be submitted (carried out in accordance with the requirements of TAN15) to better understand the flood risk to the site associated with both the watercourse and blockage of the bridge crossings. It should also consider the implications of proposed works to the bridge structures and access track, and identify any mitigation that may be appropriate to manage risk into the future.

In the absence of this information I object to the application and request the application be refused on the basis that 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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