

Cerys Jones

From: Matthew Phillips
Sent: 04 May 2018 13:52
To: planning_admin
Subject: FW: P/2018/0241

Flood Officer comments

From: Neil Taunt
Sent: 04 May 2018 08:13
To: Matthew Phillips
Subject: P/2018/0241

Matthew,

Thank you for the recent consultaion on the above application.

As detailed within the submitted FCA, a portion of the site is located in Zone C2 as defined on the TAN15 DAM. The site is also identified as being at risk of flooding if nearby structures on the Afon Gwenfro were to become blocked.

Various recommendations are made within the FCA that, as a minimum, should be included by condition if the application were to be approved. I would request particular reference is made to future maintenance and inspection plans for the culvert beneath the disused railway line (now carpark).

No detailed information is included with regards to the disposal of surface water generated by the development. In this instance, as this is a redevelopment of the existing site (with a notable reduction in footprint), I would request the following condition be included if permission were to be granted:

COMPREHENSIVE DRAINAGE

No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

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

Regards

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 Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW



Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW



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