

Cerys Jones

From: Matthew Phillips
Sent: 09 March 2018 11:55
To: planning_admin
Subject: FW: P/2017/0919
Attachments: Culverting Policy_March 2016_E V2.pdf

Please add as flood officer comments

From: Neil Taunt
Sent: 08 March 2018 13:32
To: Matthew Phillips
Subject: RE: P/2017/0919

Matthew,

I have now had opportunity to review the submitted FCA. I will leave any comments on the adequacy of the modelling etc to NRW, but I do have fundamental concerns regarding building over of the existing culverted watercourse and object to the proposed development in its current form.

With regards to the proposed extension to unit 55, this will clearly extend over the line of the existing culverted watercourse that crosses the site. In accordance with the attached guidance note regarding culverts, there is a presumption against building over existing culverts. If the site proposal can not accommodate the existing culvert then I would expect the line of the culvert to be diverted, preferably into an open channel if possible within the site constraints. Any proposal to divert the existing culvert, be it into a new open channel or covered culvert, would need to demonstrate no adverse impact on flood risk locally. The applicant should also be advised that additional consent will be required under the Land Drainage Act for any works to the existing culvert. This position has been previously made to consultants Opus International work on behalf of the applicant.

Revised details of how the culvert will be incorporated into the proposed development should be submitted that do not incorporate building over the exist structure – be this restoration into an open channel or diversion of the culverted watercourse (supported by information to demonstrate no adverse impact locally). In the absence of this information I request that the application be refused.

If the above issue can be resolved I am satisfied in this instance (due to the accessibility of the watercourse) that a suitably worded condition can secure a sustainable means of surface water disposal.

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

Many thanks

Neil

From: Matthew Phillips
Sent: 06 March 2018 13:01
To: Neil Taunt
Subject: P/2017/0919

Neil,

Please see attached. What is your view on this? The development will occupy the site of a relatively recently demolished building, would that make a difference?

Regards

Matthew Phillips

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