

Clare Whiting

From: Philip Forster
Sent: 15 August 2016 10:22
To: planning_admin
Subject: FW: P/2016/0738

Flood officer response

From: Neil Taunt
Sent: 15 August 2016 10:07
To: Philip Forster
Subject: P/2016/0738

Hi Phil,

Many thanks for the consultation on the above outline application.

The submitted FCA suggests there are 2 options for management of surface waters generated by the development. Indicative soakaway sizing has been submitted based on assumed infiltration rates. If soakaway is not a viable option for managing surface waters, the only other identified means of disposal would be to mains sewer. It is likely that Dwr Cymru would not want to accept additional surface water flows into the existing foul/combined system. For this development to be viable it must be demonstrated prior to determination that ground conditions are sufficient to enable a suitable surface water management scheme to be developed.

To this end I would request that infiltration testing is undertaken prior to determination of the application in accordance with the requirements of the most recent version of BRE365, with indicative attenuation/storage design calculated using the determined results. If ground conditions are not suitable for soakaway I would expect the applicant to submit evidence to indicate the local sewerage undertaker would be willing to accept surface water flows into their system. In the absence of this information I would request that the application be refused as it has not been demonstrated that flood risk can be acceptably managed.

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

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
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