

Cerys Jones

From: Matthew Phillips
Sent: 03 August 2016 11:26
To: planning_admin
Subject: FW: P/2016/0694

Flood Management officer comments

From: Neil Taunt
Sent: 03 August 2016 11:23
To: Matthew Phillips
Subject: P/2016/0694

Hi Matthew,

Thanks you for the recent consultation on the above application.

Portions of the application site are identified as being at a low risk of surface water flooding as defined on NRW's updated flood map for surface water. I would recommend the applicant consider the implications of this on the proposed development, particularly if any form of mitigation may be appropriate to minimise the impact of any future surface water flood event.

Prior to making any formal comments with regards to the surface water management scheme for the development I would request that additional information is submitted detailing proposals for future maintenance of the proposed deep borehole soakaways. It would appear that there are individual soakaways that will serve multiple properties, with the installation within the curtilage of an individual property. Any proposed scheme must be sustainable into the future, responsibilities for maintaining these structures must be clearly defined, with anticipated maintenance operations realistically achievable. Locating deep boreholes within the rear gardens of properties may introduce significant restrictions on future maintenance.

In addition, DWG No. 14155/04/1 rev B contained within the REFA Surface Water Drainage statement makes reference to DRG.04/2 for Schedule of Depths and Sizes. I am unable to locate this within the submitted information.

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

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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