

From: Sharon Holman
Sent: 11 August 2016 07:56
To: planning_admin
Subject: FW: P/2016/0735
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Civ - Flood officer resp

From: Neil Taunt
Sent: 08 August 2016 10:43
To: Sharon Holman
Subject: P/2016/0735

Hi Sharon,

Thank you for the recent consultation on the above outline application.

The site is located within DAM zone A, but areas to the immediate north and east of the site are identified as being at risk of surface water flooding as defined on NRW's updated flood map for surface water. There has been historic instances of flooding affecting the local highway infrastructure adjacent to the site.

A culverted watercourse is identified as crossing the site from approximately a N to S direction. There should be no development permitted above the existing culvert, with a suitably sized easement secured to ensure any future maintenance/replacement of the culvert can be achieved. This will add a significant constraint on site layout and I would request that prior to finalising the layout of the site both the location and condition of the culvert are determined and any remedial works secured and undertaken prior to commencement of any development to ensure minimal disruption to the site into the future and minimise flood risk to the surrounding area associated with failure or blockage of the culvert.

With regards to the disposal of surface water generated by new impermeable surfaces from the site, the applicant has indicated that surface water will be dealt with by means of mains sewer. Prior to determination I would request that the applicant submits an indicative drainage strategy in accordance with the attached guidance note to ensure surface waters can be sustainably managed.

If you have any question on the above 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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