

Clare Whiting

From: Matthew Phillips
Sent: 19 July 2016 11:49
To: planning_admin
Subject: FW: P/2016 /0651 - NANTCOL 57 BRYN GLAS RHOSLLANERCHRUGOG
Attachments: All constraints.pdf

Please add email and attached as flood officer comments

From: Neil Taunt
Sent: 15 July 2016 10:02
To: Matthew Phillips
Cc: Thomas, Gareth
Subject: P/2016 /0651 - NANTCOL 57 BRYN GLAS RHOSLLANERCHRUGOG

Hi Matthew.

Thank you for the recent consultation on the above application.

I am aware that the site does benefit from an existing outline permission, but do have a number of concerns relating to flood risk on the application site.

The site is identified as falling within DAM Zone A, as defined within TAN15. I do not believe this is an appropriate representation of the flood risk to the site as there have been historic flood events in the immediate vicinity of the site associated with either the capacity of blockage of the culvert that passes beneath the disused railway at the southern extents of the site. The attached extract from the NRW updated flood map for surface water flooding does appear to give a good representation of the risk from the adjacent watercourse to the site and surrounding area. I would strongly recommend the NRW's views are also sought on this application.

The application in its current form does appear to introduce a number of dwellings into an area at risk of fluvial flooding. Prior to the determination of this application I would strongly recommend that a flood consequence assessment is carried out in accordance with the requirements of TAN 15 to fully understand the flood risks to the site and to the surrounding area associated with any development of the site. I would expect this to include a detailed model of the neighbouring watercourse and consideration of failure/blockage of the downstream culvert, and identification of any appropriate mitigation to manage the risks. In addition an indicative drainage assessment should be included to ensure surface waters generated by new impermeable surfaces can be acceptably managed as detailed within the attached guidance note.

In the absence of this information I would request the application be refused as the flood risk implications both to the development and surrounding area are not understood.

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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