

AnnS Jones

From: Sharon Holman
Sent: 20 June 2016 13:20
To: planning_admin
Subject: FW: P/2016/0388
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Civ – flood officer resposne

From: Neil Taunt
Sent: 20 June 2016 11:28
To: Sharon Holman
Subject: P/2016/0388

Hi Sharon,

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

A large portion of the site is located within DAM Zone C1 as defined within TAN15. An FCA has been submitted in support of the application. NRW should be consulted on the adequacy of the submitted FCA prior to determination of the outline application.

The application is proposing that the site be “re engineer” to provide a developable flood platform. The indicative layout submitted does highlight that the curtilage of the private dwellings does encroach on an area set aside for compensatory flood storage. If NRW accept the FCA in its current form, provision would need to be made to ensure the flood compensation area is protected into the future. I would anticipate this could only be achieved by excluding these areas from the private dwelling curtilage to minimise the impact of permitted development reducing the volume available for flood storage. If this cannot be achieved then I would recommend the application be refused as flood risk could be adversely impacted into the future.

With regards to the management of surface waters generated by new impermeable surfaces on the site, the applicant has indicated that soakaway will be used. No supporting information has been submitted to indicate that local conditions are appropriate for this. The applicant should be made aware of the attached guidance note and should submit indicative drainage proposals prior to the determination of the application.

If you have any questions 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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