

## Clare Whiting

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**From:** Sharon Holman  
**Sent:** 16 June 2016 10:17  
**To:** planning\_admin  
**Subject:** FW: P/2016/0401 095\_01 Crosnewydd

Civ – flood officer response

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**From:** Neil Taunt  
**Sent:** 15 June 2016 09:03  
**To:** Sharon Holman  
**Subject:** RE: P/2016/0401 095\_01 Crosnewydd

Hi Sharon,

Thanks for forwarding on the Drainage Design (June 2016) for the proposed development.

The submitted detail does demonstrate that a feasible surface water management scheme can be delivered using soakaways for the site.

If permission were to be granted for the site I would request the following condition be included:

ZH11 (PRE-COMMENCEMENT) COMPREHENSIVE DRAINAGE (SuDS)

114R No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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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**From:** Sharon Holman  
**Sent:** 10 June 2016 13:51  
**To:** Neil Taunt  
**Subject:** FW: P/2016/0401 095\_01 Crosnewydd

Hi Neil,

Please see attached additional information for your further consideration.

Thanks  
Sharon

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**From:** Neil Taunt  
**Sent:** 07 June 2016 14:37  
**To:** Sharon Holman  
**Subject:** RE: P/2016/0401 095\_01 Crosnewydd CAD Drawing op- 12

Hi Sharon,

The submitted drainage plan indicates soakaway will be used to manage surface water generated by the development. No soakaway tests or information has been submitted to suggest soakaway is suitable for this site, or indicative design calculations to outline the volume of soakaway required to managed the 1% rainfall event with an appropriate allowance for climate change. Details on this can be found in the attached guidance note. Ground conditions on neighbouring sites have precluded the use of soakaway so I would strongly recommend this is addressed prior to determination.

If you have any further questions then please let me know.

Thanks

Neil

**Neil Taunt MCIWEM C.WEM CEnv CSci**  
Senior Flood Managerment Officer / Uwch Swydddog Rheoli Llifogydd



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**From:** Sharon Holman  
**Sent:** 02 June 2016 16:39

**To:** Neil Taunt

**Subject:** P/2016/0401 095\_01 Crosnewydd CAD Drawing op- 12

Hi Neil,

Please see attached outline scheme of surface water management. Please let me know if you have any concerns or require any conditions.

Thank you

Sharon

**From:** JPH Architects [<mailto:info@jpharchitects.com>]

**Sent:** 02 June 2016 16:25

**To:** Sharon Holman

**Cc:** Richard Lloyd; Huw Thomas; Mark Downer

**Subject:** Fwd: 095\_01 Crosnewydd CAD Drawing op- 12

Afternoon Sharon

I have asked the engineers to look at an initial outline scheme of surface water management which you'll find attached. We are working on the revised elevations and should have these with you for Friday.

Kind Regards

Robert

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