

Cerys Jones

From: Janet Sutherberry
Sent: 26 February 2016 14:38
To: planning_admin
Subject: FW: P/2015/0810 - Cae Mor Egg Production Unit planning application

Please attach to planning file – flood officer response

From: Neil Taunt
Sent: 26 February 2016 11:04
To: Janet Sutherberry
Subject: RE: P/2015/0810 - Cae Mor Egg Production Unit planning application

Hi Janet,

I am satisfied with the suggestion that investigations are undertaken prior to commencement of construction on site to identify if a culverted watercourse is present. To this end I would suggest that this be covered by a suitably worded condition if permission is to be granted.

If a culvert were found to be present, any diversion would require additional consent from WCBC, acting as Lead Local Flood Authority. This consent has a determination period of 2 months and the applicant would need to demonstrate no flood/environmental detriment associated with any diversion.

As previously mentioned, the proposed application includes a soakaway design document that supports the use of soakaway for disposal of surface water from the site. I would request that the following condition be included if permission is to be granted:

ZH06 079R	COMPREHENSIVE DRAINAGE No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
--------------	--

Any questions then please let me know.

Many thanks

Neil

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



 01978 729734
 Housing, Public Protection and Environment Department, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW
 Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW
 wrexham.gov.uk | wrecsam.gov.uk

From: Janet Sutherberry
Sent: 23 February 2016 16:25
To: Neil Taunt
Subject: FW: P/2015/0810 - Cae Mor Egg Production Unit planning application

I have received this extra information from the applicant. Are you able to provide any updated comment? The matter is likely to be reported to planning committee on 7th March.

Regards
Janet

From: Richard Corbett [<mailto:richard@rogerparry.net>]
Sent: 09 February 2016 17:10
To: Janet Sutherberry
Subject: Re: P/2015/0810 - Cae Mor Egg Production Unit planning application

Janet

Please see attached our final additional information.

1. Letter responding to objections, to include a Hydrologist Letter and photographs.

I hope this is in order.

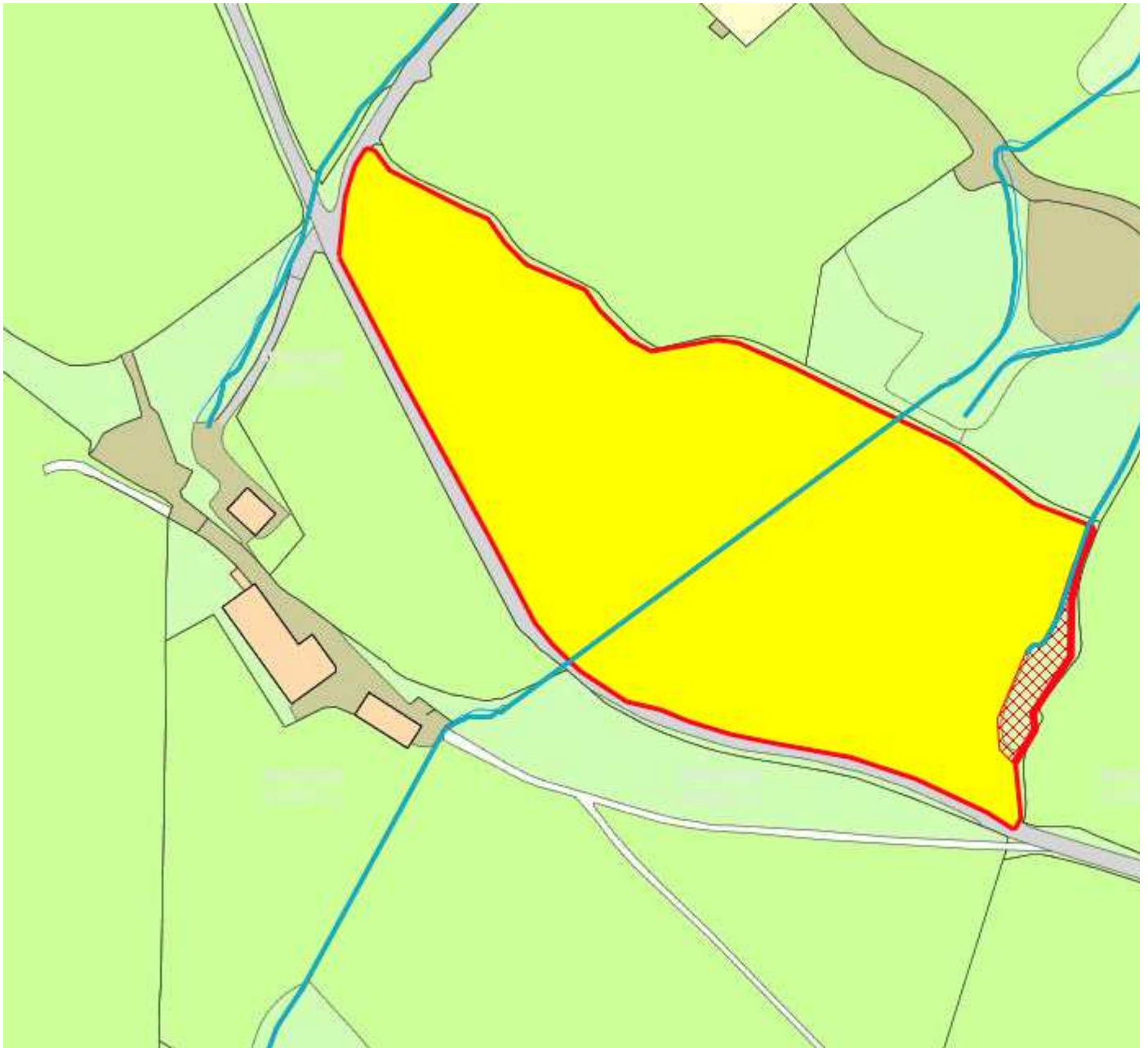
From: Neil Taunt
Sent: 16 November 2015 11:00
To: Janet Sutherberry
Subject: P/2015/0810 - Cae Mor

Hi Janet,

I've seen the above application and would like to make the following comments with regards to flood and water management:

The proposed application includes a soakaway design document that supports the use of soakaway for disposal of surface water from the site. Detailed design could be covered by the inclusion of an appropriately worded condition.

Of more significance, our records indicate that there may be a culverted watercourse crossing the proposed development site (see map extract below). If this map is correct then the proposed building will be located on top of this feature. I would not support the construction of any new buildings over an existing culvert as this could result in an unacceptable flood risk into the future. Prior to determination, I would recommend the applicant investigates the location of this culvert/watercourse and, if necessary, revise proposals accordingly.



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

☎ 01978 729734

✉ Housing, Public Protection and Environment Department, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

✉ Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW



www.wrexham.gov.uk

www.twitter.com/wrexhamcbc

www.facebook.com/wrexhamcouncil

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to http://www.wrexham.gov.uk/top_navigation/disclaimers.htm.

Ewch i weld - mi fedrwch chi dalu, anfon, ceisio, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neur sefydliad yi cyfeirir atynt yn unig. Am yr amodau llawn ynglyn a chynnwys a defnyddior neges e-bost hon ac unrhyw atodiadau, cyfeiriwch i http://www.wreccsam.gov.uk/top_navigation/disclaimersw.htm