

Cerys Jones

From: Philip Forster
Sent: 04 April 2016 13:12
To: planning_admin
Subject: FW: P/2016/0257

Flood officer response

From: Neil Taunt
Sent: 04 April 2016 11:40
To: Philip Forster
Subject: P/2016/0257

Hi Phil,

Thank you for the recent consulting on the above application upon which I would like to make the following comments:

A portion of the application site falls within flood zone C2 as defined within Technical Advice Note 15 - Development and flood risk. The application is for a single storey domestic extension that would extend into this area. TAN15 clearly states that highly vulnerable development should not be permitted in this zone. No Flood Consequence Assessment has been submitted in support of this application.

Due to the scale and nature of the development, and that the amended proposal will result in not loss of the normal river channel capacity, I would request that the following condition be included if permission were to be granted.

Condition: There must be no reduction in the normal river channel capacity (from bank top to bank top) or interference to the in channel flow associated with the development works.

Reason: To prevent any increase in flood risk associated with the works.

In addition, I would strongly advise that the applicant make best use of flood resilient and resistant construction techniques to minimise the impact of any future flood events to the property. The applicant should also be made aware of their responsibilities in relation to the existing river channel and should ensure they can gain access to the channel should works be required in the future, and that additional ordinary watercourse consent may be required for works within the river channel.

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 Swydddog 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 | wreccsam.gov.uk
 twitter.com/wrexhamcbc | twitter.com/cbswreccsam
 facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam

You have until 18 April to register to vote in the Welsh elections on 5 May. You can apply online at www.gov.uk/register-to-vote.

Mae gennych tan 18 Ebrill i gofrestru i bleidleisio yn etholiadau Cymru ar 5 Mai. Gellwch ymgeisio ar-lein ar www.gov.uk/register-to-vote.

