

AnnS Jones

From: Matthew Phillips
Sent: 08 March 2016 16:55
To: planning_admin
Subject: FW: P/2016/0189_Tan y Bont, Rhosrobin
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Flood officer comments

From: Neil Taunt
Sent: 08 March 2016 13:25
To: Matthew Phillips
Subject: P/2016/0189_Tan y Bont, Rhosrobin

Hi Matthew,

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

The site falls outside of any flood risk zones as defined by TAN15, but areas of the site are identified as being at risk of surface water flooding as defined within the NRW updated flood map for surface water. I would advise that NRW are consulted on the adequacy of the submitted FCA.

The FCA submitted in support of the application does detail proposals for the management of surface waters generated by the proposed development. The Surface Water Management Strategy indicates that, with no watercourse in the near vicinity, local site conditions are likely to be favourable for the use of sustainable drainage techniques, but no supporting evidence has been provided. In addition, and despite this, the proposed scheme would appear to be reliant upon an attenuated discharge of surface water from the site into the local combined sewer network. The attached guidance note outlines the preferred options for the disposal of surface waters from new development sites. I would expect all available options to be exhausted prior to disposal of surface waters into the combined sewer system.

I would strongly recommend that soakaway testing (as detailed within the attached guidance note) is undertaken prior to determination of this application, to investigate if a revised surface water management strategy can be delivered fully incorporating sustainable drainage techniques and features, without being reliant on discharge of surface water into combined sewer. If no such scheme is possible, then the applicant should submit confirmation from the local sewerage undertaker that they are happy to accept surface water into the local combined sewer system and detailing any restriction or attenuation requirements likely to be required.

In the absence of this information I would recommend the application be refused as it has not been demonstrated that the development can take place without detriment to flood risk.

If you have any questions on the above then please let me know.

Many thanks

Neil



Neil Taunt MCIWEM C.WEM CEnv CSci
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