

AnnS Jones

From: Matthew Phillips
Sent: 14 March 2016 14:11
To: planning_admin
Subject: FW: Plas Power Home Farm

Flood officer response to P/2015/0967

From: Neil Taunt
Sent: 14 March 2016 11:29
To: Matthew Phillips
Subject: RE: Plas Power Home Farm

Hi Matthew,

Sorry for the delay in responding.

I have reviewed the attached documents and have a number of concerns with regards to proposed scheme.

The attached Geotechnical report makes the presumption that soakaways would not function sufficiently on the site, although no infiltration testing has been carried out on potentially suitable trial pit locations. Based on the report conclusions there has been no inclusion of soakaway within the proposed drainage scheme.

With regards to the submitted calculations for pre and post development runoff, the assumption has been made that all existing runoff up to and including the 1 in 30 yr storm is an appropriate restriction to post development flows from the site. I would normally expect, for a brownfield development, any proposals to result in betterment when compared to the existing 1 in 1 year event, with the overall aim of post development flows being much closer to the equivalent greenfield rate for the site. The proposed scheme would result in a post development free discharge from the site (126l/s) for events approaching the 1 in 30 year. No betterment is proposed.

No details are included as to how any attenuation, including supporting calculations, would be achieved (other than reference to a penstock prior to discharge into an existing 225 diam pipe).

No detail is included as to the receiving existing 225mm diam. piped system, including ownership, condition and ultimate discharge point. I hold no records of a watercourse in this location or details of any surface water sewer network.

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: Matthew Phillips
Sent: 01 March 2016 14:11
To: Neil Taunt
Subject: Plas Power Home Farm

Neil,

The attached details have been submitted in respect of condition 06 of permission P/2013/0093:

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.

I'd be grateful for your comments.

Regards

Matthew

From: Jo Redmond [<mailto:jo.redmond@struttandparker.com>]
Sent: 23 February 2016 15:52
To: Matthew Phillips
Subject: P/2016/0133 - Plas Power Home Farm

Dear Matthew,

Please find attached additional highways and drainage information. I've also attached soakaway calculations in case required.

I will ask the tree consultant to amend the report as per your earlier email.

Kind Regards

Jo

Jo Redmond MRTPI

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