

Cerys Jones

From: Sharon Holman
Sent: 26 January 2016 14:54
To: planning_admin
Subject: FW: P/2015/0790 Boozey Fields, Old Mold Road, Gwersyllt (RBA ref 4037)

Civ – flood officer response

From: Neil Taunt
Sent: 26 January 2016 14:24
To: Richard Broun
Cc: michael.forgrave@gowerhomes.co.uk; David High; Sharon Holman
Subject: RE: P/2015/0790 Boozey Fields, Old Mold Road, Gwersyllt (RBA ref 4037)

Richard,

I agree this would provide a way forward and can confirm that I would have no objection to the proposals assuming an appropriate pre commencement condition were included on any permission granted to ensure the downstream watercourse was in a suitably maintained condition. Obviously, I would also request standard detailed drainage design conditions.

I have spoken with Sharon Holman with regards to the suitability of this Grampian condition. As mentioned in my previous correspondence, it would need to be demonstrated that there is a reasonable prospect that this condition can be satisfied. This could take the form of a letter from the land owner on which the works are proposed confirming agreement or similar.

I trust the above answers your question but please let me know if you wish to discuss further.

Regards

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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From: Richard Broun [<mailto:richard.broun@rba.ltd.uk>]
Sent: 21 January 2016 08:16
To: Neil Taunt
Cc: michael.forgrave@gowerhomes.co.uk; David High
Subject: P/2015/0790 Boozey Fields, Old Mold Road, Gwersyllt (RBA ref 4037)

Neil

Further to our discussions yesterday morning regarding the above site you will be aware that I have now walked the ditch downstream of the A541 and can confirm that it is poorly maintained with the consequence that the agricultural land on either side is waterlogged by flooding from the channel. Whilst the outlet from the culvert under the highway is "drowned" by the water in the ditch there is evidence of flows which suggests that the upstream drainage system is operating, albeit at reduced efficiency.

The ditch continues downstream to a series of ponds (adjacent to the railway) which I understand now form a wildlife area created as part of the St Giles Park development. The water level in these ponds was evidently raised (by lifting the outlet) to create a "wetland" habitat. However, based on a visual assessment, there still appears to be sufficient fall (between the outlet from the highway culvert and the water level of the downstream ponds) to allow the proper operation of the land drainage system – provided of course that the connecting ditch is maintained.

In this respect the riparian owners details (given by the neighbouring farmer) was Maldwyn Williams (deceased) so now Mrs Williams of Trevor Hall Farm, Trevor, Llangollen.

With regard to the drainage of the Boozey Fields site you will be aware that I am of the opinion that that the landowner has a legal right to drain his land into the downstream drainage system at a rate equivalent to the "greenfield" run-off which in this case is approximately 7l/s (this figure needs to be confirmed as part of any detailed design). Whilst the development of the site may slightly alter the time of concentration of this flow it will not increase the discharge rate. There is therefore no evidence that the current proposals will cause problems in the downstream drainage system and, in my opinion, there are no valid reasons for objecting to the planning application on drainage grounds.

If a problem were to arise in the future then the legislation gives your Authority statutory powers to require the various riparian owners to maintain their part of the land drainage system. The fact that you do not wish to exercise these powers at this time is not a reason for objecting to the planning application.

All of that said I was grateful for your confirmation that you would remove your objection to the current application if the downstream ditch is cleared. I have spoken to my client who has advised that he would have no objection if a suitably worded condition were added to any consent to require this work to be carried out prior to any commencement on site. It should be understood however that this would be a "one off" operation and would not involve any on-going responsibility for future maintenance works.

Hopefully the above provides a way forward and allows you to advise the planning authority that you are now prepared to withdraw your objection.

If you require more information or wish to discuss this matter in greater detail please give me a call.

Regards

Richard Broun

for **RBA LTD | CONSULTING CIVIL & STRUCTURAL ENGINEERS**

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