

Cerys Jones

From: Philip Forster
Sent: 04 April 2016 15:28
To: planning_admin
Subject: FW: P/2016/0273
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Flood officer response

From: Neil Taunt
Sent: 04 April 2016 14:07
To: Philip Forster
Subject: P/2016/0273

Hi Phil,

Thank you for the recent consultation on the above planning application.

A portion of the site is identified as falling within Zone C2 as defined by TAN15. TAN15 clearly states that any highly vulnerable development within zone C2 should not be permitted. Any development here should be supported by a Flood Consequence Assessment in accordance with the requirements of TAN15. It is unclear from the submitted plans if the indicative layout encroaches into this C2 area. I would also advise that the views of NRW are sought in relation to this.

The application form states that surface water will be discharged to the existing neighbouring watercourse. No additional details have been submitted and I would request that the attached guidance note is provided to the applicant so that, prior to determination, an indicative drainage proposal be submitted to ensure a feasible surface water management scheme is available for the site.

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



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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.

