

AnnS Jones

From: Philip Forster
Sent: 10 March 2016 10:31
To: planning_admin
Subject: FW: P/2016 /0198 - Packsaddle Bank
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Flood response

From: Neil Taunt
Sent: 10 March 2016 10:20
To: Philip Forster
Subject: P/2016 /0198 - Packsaddle Bank

Hi Phil,

Many thanks for the recent consultation on the above site.

A significant portion of the site is identified as falling within DAM zone C2 as defined within TAN15. I would strongly advise that NRW are consulted to ensure the adequacy of the submitted FCA, and that the issues highlighted within the previously granted outline permission have been appropriately considered.

The application form clearly states that surface water generated from new impermeable surfaces will be dealt with by means of soakaway. No supporting information has been submitted to demonstrate that soakaway is appropriate for this site, and that the proposed site layout would be able to accommodate sufficient storage/attenuation volume. I appreciate that an existing outline permission for this site exists, but in a different form to this most recent application. I would recommend it prudent that the proposed method of surface water management for the site be demonstrated to be achievable and that the proposed site layout can accommodate the required system. Ideally this would be done prior to determination of the application to minimise the likelihood of future amendments if permission were to be granted. This is detailed in the attached guidance note.

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

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swydddog Rheoli Llifogydd



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