

Cerys Jones

From: Sharon Holman
Sent: 20 October 2017 15:08
To: planning_admin
Subject: FW: P/2017/0772 Berse Road Caego

Civ - flood officer resp

From: Neil Taunt
Sent: 20 October 2017 14:14
To: Sharon Holman
Subject: RE: P/2017/0772 Berse Road Caego

Hi Sharon,

I have reviewed the submitted FCA in support of the previous application for the site. It would appear that this FCA has been undertaken using more conservative information than is now available, hence is likely to show a greater level of risk to the site than is now considered appropriate. It must be noted though that the impact of the revised flood model on the blockage of the nearby culvert/bridge on the site has not been considered and is not fully understood based on the most recently available information. It must be demonstrated prior to formalising site layout what the implications of a blockage (consistent with the criteria included within the previous FCA) are for the site. It is anticipated that the risk will be less, with corresponding flood flow route/envelope potentially being reduced, but this needs to be confirmed. Because the existing FCA defines a worst case scenario, and the anticipated risk area is likely to be reduced, I would suggest as a rare exception that this could be addressed by a pre commencement condition. If you are minded to approve the application I would request the following:

CONDITION: Prior to the commencement of development a revised FCA must be submitted demonstrating the flood risk to the site (including the impact of blockage of key structures on the Afon Gwenfro) based on the most up to date understanding of flood risk at this location. Any proposed development (including residential gardens) must be directed away from the areas of inundation associated with blockage scenarios as defined within the original FCA and in accordance with the requirements of TAN15 and NRW recommended best practice.

With regards to the management of surface waters generated by new impermeable surfaces – I am satisfied that there will be a feasible solution and am happy for this to be conditioned as before.

Happy to discuss further if required.

Many thanks

Neil