

Susan Davies

From: Sharon Holman
Sent: 29 September 2017 10:13
To: planning_admin
Subject: FW: P/2017/0772

Civ – flood officer resp

From: Neil Taunt
Sent: 26 September 2017 11:38
To: Sharon Holman
Subject: P/2017/0772

Hi Sharon,

Thank you for the recent consultation on the above application.

The TAN15 Development Advice classification of this site has recently been amended following revised hydraulic modelling work carried out by WCBC for the Afon Gwenfro. Although this does change the DAM zone classification for a portion of the site from Zone C2 to Zone A, there needs to be a consideration of the perceived flood risks to the site. I note that representations were made by NRW towards the Pre App consultation that was undertaken by the applicant. This clearly states that a revised Flood Consequence Assessment should be submitted in support of the application, taking in to consideration the most up to date modelled data. I would strongly recommend that NRW's views are sought on this issue.

With regards to the disposal of surface waters generated by new impermeable surface, no information (other than the indication that soakaways will be used on the application form) has been submitted. Prior to determination I would request that an indicative drainage plan is submitted as detailed within the attached guidance note.

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

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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