

Cerys Jones

From: Mared Rees
Sent: 17 November 2017 15:07
To: planning_admin
Subject: FW: P/2017/0874 - Lindop Garage, Bradley

Can the consultation response below be added to the above application please?

Thanks

Mared

From: Neil Taunt
Sent: 09 November 2017 10:37
To: Mared Rees
Subject: RE: P/2017/0874 - Lindop Garage, Bradley

Hi Mared,

Thank you for the recent consultation on the above application upon which I have the following comments.

The entirety of the proposed extension area is identified as being at risk of surface water flooding as defined by NRW's updated flood map for surface water. This is consistent with multiple instances of flooding on the site due to blockages at the entrance of the existing culvert that passes beneath the adjacent Llay New Road. Flooding has occurred to the extent that waters have overtopped onto Llay New Road.

Wrexham CBC does have a policy regarding the installation of new culverts, with a presumption against. In this specific instance it may be that the installation of an additional length of culvert could reduce the instances of flooding at this location by significantly reducing the risk of local blockage. For this to be considered it must first be demonstrated the culverting and subsequent infilling of the existing low lying area will not have a detrimental impact on flood risk upstream of the site due to a loss of flood storage capacity, that existing runoff from neighbouring farmland will be able to enter the existing watercourse, and that sufficient consideration is given to any future blockage or failure of this system. There is residential property in the immediate vicinity of the proposed site and it is essential that there is no detrimental impact.

In the absence of this information I would request the application be refused as it has not been demonstrated that flood risk can be acceptably managed post development.

The applicant should also be made aware that any proposed culverting or diversion works will require additional consent from WCBC acting as lead Local Flood Authority in accordance with the requirements of the Land Drainage Act.

With regards to the proposed surface water management scheme, it would appear that no detail of the existing site drainage and how this communicates to the proposed culverted watercourse will take place. The existing drainage would appear to freely drain through the existing retaining wall to the car parking area then travel overland/infiltrate the neighbouring field. As demonstrated within the submitted calculations – the post development discharge from the proposed new hard standing area will be significantly greater than the greenfield rate for the 1% + CC rainfall event. To ensure no adverse impact on the capacity of the existing culverted watercourse beneath Llay New Road, consideration should be given to incorporating the existing site runoff into any proposed attenuated system and sizing accordingly.

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

Many thanks

Neil

From: Mared Rees
Sent: 24 October 2017 11:33
To: Neil Taunt
Subject: P/2017/0874 - Lindop Garage, Bradley

Hi Neil

I am dealing with the above application – would you be able to provide comments, if any, standard 21 day consultation period.

Thanks

Mared

Mared Rees MRTPI
Swyddog Gorfodi Cynllunio/Area Planning Officer



01978 298776



Wrexham County Borough Council, 16 Lord Street, Wrexham LL11 1LG



Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam LL11

1LG



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