

Cerys Jones

From: Neil Taunt
Sent: 06 April 2017 09:49
To: Sharon Holman
Subject: P/2017 /0268

Hi Sharon,

Thanks you for the recent consultation on the above application.

The site is identified as falling within zone C2 as defined by TAN15. The application is supported by an FCA but it would appear this is based on the findings of a 2009 flood mapping. WCBC have undertaken a more recent update (2016) of the Afon Gwenfro fluvial model and mapping. This does confirm that the site is at risk of flooding from the Afon Gwenfro. I would strongly recommend the views of NRW are sought in relation to the adequacy of the submitted FCA. If required, the applicant can obtain the updated fluvial model from WCBC for a fee.

With regards to the management of surface water generated by development, the application form indicates that a sustainable drainage system will be used. No details are included within the application of FCA as to what this will entail. Prior to determination of the application I would request that the applicant submit an indicative drainage proposal in accordance with the guidance note attached.

If you have any question please let me know.

Many thanks

Neil

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