

Clare Whiting

From: Mared Rees
Sent: 16 August 2017 10:57
To: planning_admin
Subject: FW: P/2017/0623

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

Thanks

Mared

From: Neil Taunt
Sent: 15 August 2017 08:24
To: Mared Rees
Subject: RE: P/2017/0623

Hi Mared,

In addition to my comments below it is also apparent from the application that there may be works to the highway network that could impact on the local land drainage network. WCBC does have a policy regarding culverting of watercourses, with a presumption against. If any works are required that will affect the local drainage network there will be the requirement for additional consent under Section 23 of the Land Drainage Act from WCBC as Lead Local Flood Authority. Although not detailed within the application, the diversion of any open watercourses would be preferential to the introduction of additional lengths of culvert.

If you have any question on the above please let me know, or if any details that impact the local drainage network are submitted then I would welcome further consultation.

Many thanks

Neil

From: Neil Taunt
Sent: 08 August 2017 12:48
To: Mared Rees
Subject: P/2017/0623

Hi Mared,

Thank you for the recent consultation on the above application upon which I would like to make the following comments.

The site is located in DAM zone A as defined by TAN15 and is not shown to be at risk of surface water flooding on NRW's Updated flood map for surface water. Despite this there have been incidents of flooding in very close proximity to the site associated with the small watercourse to the NW of the application site. We do not hold any records to suggest that this has encroached onto the application site but would strongly recommend that applicant consider incorporating flood resistant/ resilient construction techniques to minimise the impact of any future flood if it were to occur.

With regards to surface water generated by the re development – I would expect opportunities to be taken to improve the management of surface waters generated by impermeable surfaces on site. Having read the submitted pre application consultation report, it is apparent that there are concerns over contaminated land and the use of soakaway to dispose of surface waters. The application form and support docs do indicate that soakaway would be the preferred means of disposal. Prior to the determination of the application I would request that an indicative drainage proposal be submitted in accordance with attached guidance note. If soakaway were to be feasible on the site then it must be demonstrated that ground conditions are appropriate for their use. If not feasible then an alternative means of disposal should be determined. In the absence of this information I would request that the application be refused.

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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