Cerys Jones

From: Philip Forster
Sent: 08 December 2017 12:01
To: planning_admin
Subject: FW: P/2017/0986

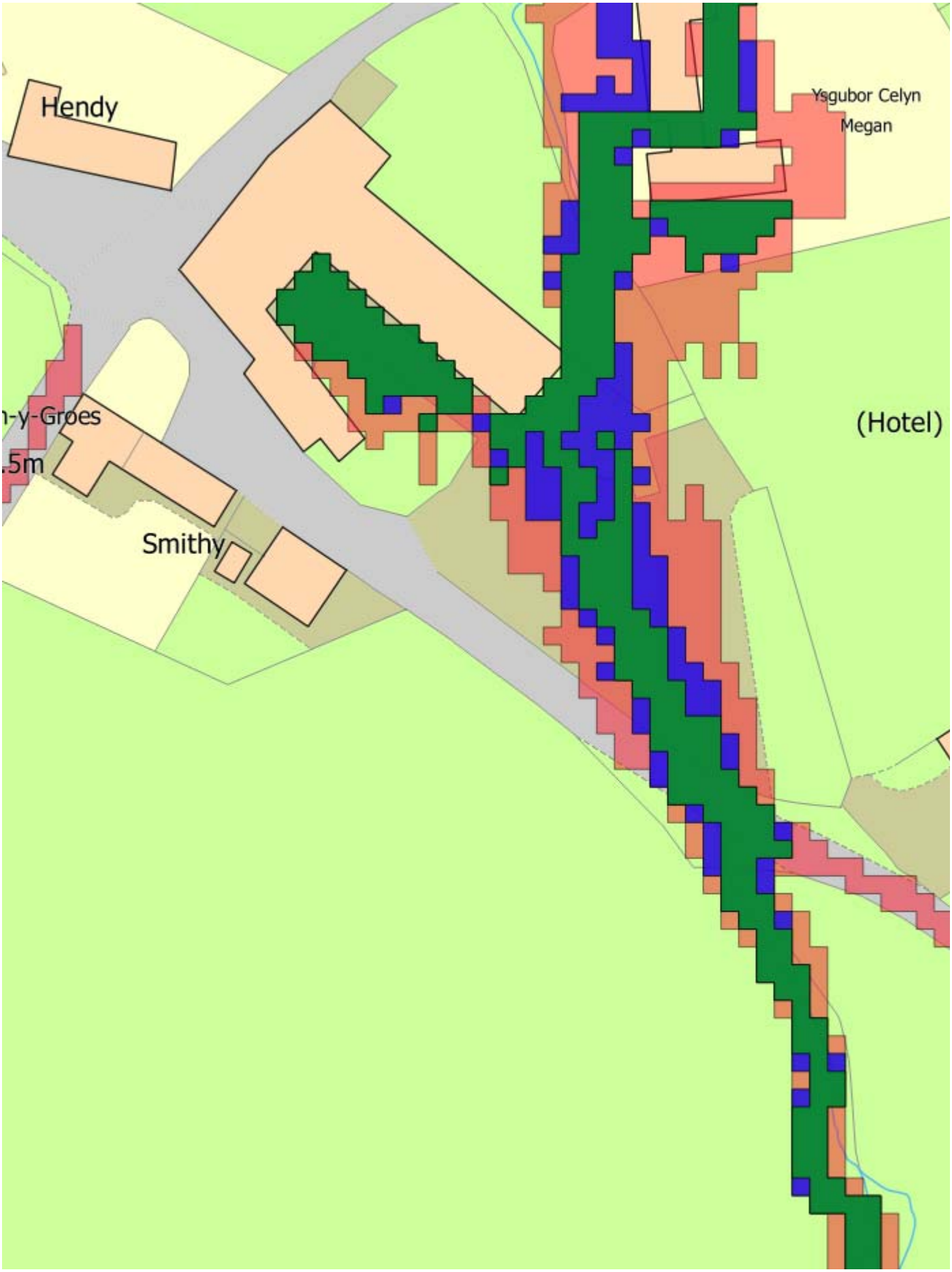
Flood officer response

From: Neil Taunt
Sent: 07 December 2017 14:22
To: Philip Forster
Subject: P/2017/0986

Hi Phil,

Thank you for the recent consultation on the above application for approval of reserved matters.

The site has experienced flooding on a number of occasions in recent years. The extract below taken from NRWs updated flood map for surface water gives a good representation of how the site acts as a flood flow route. Any changes to the existing land levels, including inclusion of new structures/dwelli9ngs will act to disrupt this flow route and could reasonably result in an increase in flood risk to neighbouring land and properties. The proposed location of the dwelling would appear to be within the flood conveyance route across the site. Prior to any approval of reserved matters it is essential that the implications both to the site and also to the surrounding area are fully understood.



It would seem prudent to take the opportunity to sit down with the applicant/agent to discuss the issues associated with this site prior to any additional works being undertaken. The known flood risk and culvert crossing the site do

introduce significant constraints that, if not appropriately considered, could result in an unacceptable increase in flood risk both to the site and surrounding area.

In the absence of any additional information to demonstrate the acceptability of the proposed layout on flood risk both to the site and surrounding area I request that the application be refused.

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

Neil Taunt MCIWEM C.WEM CEnv CSci
Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer

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