

Susan Davies

From: Matthew Phillips
Sent: 06 November 2017 12:08
To: planning_admin
Subject: FW: P/2017/0794

Please add as Flood Officer comments

From: Neil Taunt
Sent: 06 November 2017 12:03
To: Matthew Phillips
Subject: RE: P/2017/0794

Hi Matthew,

As you are probably aware the site is not identified as being at risk either within the TAN15 DAM or NRW's surface water flood map. I can also not see any recorded incidents of flooding on WCBC systems.

BGS indicates superficial deposits of Till in the area. This can have variable drainage characteristics very much dependant on local conditions and may preclude the use of soakaway.

Based on the scale of the proposed development – it is unlikely that the proposed development will have a significant detrimental effect on flooding within the area. I also agree that local betterment could be achieved if a suitably designed and constructed surface water management scheme is implemented to serve the local development and any associated groundworks could be undertaken sympathetically to minimise or reduce surface water runoff from the proposed development site onto neighbouring land.

If you have any additional questions please let me know.

Regards

Neil

From: Matthew Phillips
Sent: 06 November 2017 10:12
To: Neil Taunt
Subject: FW: P/2017/0794
Importance: High

Neil,

As discussed, please see the email below and photographs attached. I also attached a copy of the indicative site plan. The area to the north of the land indicated as residential curtilage is intended to be used for site drainage.

The occupiers of a couple of neighbouring properties have expressed concern about surface water drainage. The attached photographs appear to show surface water flowing from the application site onto the neighbour's land.

Subject to the applicant providing some form of attenuation on the land to the north of the proposed curtilage, the details of which I would secure by condition, would your opinion be that the development is unlikely to make the existing matters any worse, and depending upon the design of the system they install, it may in fact help reduce the issue, even if it doesn't fully solve the matter.

Regards

Matthew Phillips

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From: Cerys Jones
Sent: 06 November 2017 10:02
To: Matthew Phillips
Subject: FW: P/2017/0794

Cerys Jones

Cynorthwydd Cymorth Busnes / Business Support Assistant
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From: Mike Tait [<mailto:mike.tait@flintgrp.com>]
Sent: 01 November 2017 15:53
To: planning_admin
Cc: mike.tait58@hotmail.co.uk
Subject: P/2017/0794

Good Afternoon,

Looking at the Planning Officer's response regarding this planning application - I would like to make the following statements-

Under the heading **Drainage**.

We have raised concerns regarding our garden flooding from the area where the proposed building will be erected. Your statement reads - 'I have not been provided with any detailed evidence of this'. Apologies but we did not appreciate you required evidence.

It has been raised as an issue in 2 previous planning applications - WOR CBO 3683 (1999) & P/2001/0452 (2001)
WOR CBO 3683 - Proposed residential development

In my wife's letter (previously Mrs Jill Scott) to planning the issues of surface water was mentioned.

P/2001/0452 (2001) - Change of use from agricultural to domestic & grazing for horses

Again, my wife's letter to planning highlighted surface water issues.

More recently (June 2016) during heavy rain our garden flooded with rain water from the proposed building plot. See photos below

Under the **Conditions**,

Item 5,

No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented in accordance with a time scale to be agreed as part of the submitted details and maintained there after.

Could you please advice if our garden flooding is covered within this statement? If **NOT** When and how do highlight this?

Regards

Mike & Jill Tait

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