

Cerys Jones

From: Sharon Holman
Sent: 19 June 2017 12:01
To: planning_admin
Subject: FW: P/2017/0426 Land adj to Boundary House, Horsemans Green

civ- flood officer resp

From: Neil Taunt
Sent: 19 June 2017 07:45
To: Sharon Holman
Subject: RE: P/2017/0426 Land adj to Boundary House, Horsemans Green

Hi Sharon,

I have reviewed the photos within the objection letter. It would appear the section of road affected by flooding is not adjacent to the site. Although this is indicative of localised drainage issues within the area it is unlikely that a single dwelling would have a detrimental impact if it has an appropriately designed surface water system that contains all water generated from new impermeable surfaces. If you were minded to approve the application then I would suggest this could be suitably managed by means of condition in this instance.

If you have any additional questions please let me know.

Many thanks

Neil

From: Sharon Holman
Sent: 16 June 2017 10:12
To: Neil Taunt
Subject: FW: P/2017/0426 Land adj to Boundary House, Horsemans Green

Hi Neil,

Please see attached objection.

Thanks
Sharon

From: Sharon Holman
Sent: 16 June 2017 09:35
To: Neil Taunt
Subject: FW: P/2017/0426 Land adj to Boundary House, Horsemans Green

Hi Neil,

Shall I request submission of the additional information and send the agent the guidance note? Or are we saying that 1 additional dwelling will not cause a significant problem?

Thanks
Sharon

From: Neil Taunt
Sent: 15 June 2017 14:43
To: Sharon Holman
Subject: RE: P/2017/0426 Land adj to Boundary House, Horsemans Green

Hi Sharon,

I have reviewed the application and supporting documents in relation to the above application and have the following comments:

The site is located in DAM Zone A, as defined within TAN15 and is not explicitly identified as being at risk of surface water flooding on NRW's updated flood map for surface water. There are a number of reported incidents of localised flooding that appear to be associated with blocked highway drainage infrastructure in the area but we do not hold any information regarding flooding incidents directly relating to the application site. It is worth noting that the local topography is relatively flat. This will impact on the efficiency of the local drainage network. The application details that soakaway will be used to manage surface waters generated by the development, but no information has been submitted to support this, or detail if local water table conditions would be conducive to the use of soakaway in accordance with BRE 365 requirements.

Due to the scale of the development I have no additional comments on the application.

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

Many thanks

Neil

From: Sharon Holman
Sent: 15 June 2017 13:31
To: Neil Taunt
Subject: RE: P/2017/0426 Land adj to Boundary House, Horsemans Green

Yes please, sorry you've been missed.

Thank you
Sharon

From: Neil Taunt
Sent: 15 June 2017 13:28
To: Sharon Holman
Subject: RE: P/2017/0426 Land adj to Boundary House, Horsemans Green

Hi,

Doesn't look like it. I'll have a look and get back to you. Do you need it soon?

From: Sharon Holman
Sent: 15 June 2017 13:22
To: Neil Taunt
Subject: P/2017/0426 Land adj to Boundary House, Horsemans Green

Hi Neil,

Have you been consulted on this one?

Thanks

Sharon



Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli

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