

Clare Whiting

From: Mared Rees
Sent: 09 May 2017 08:50
To: planning_admin
Subject: FW: P/2017/0343

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

Thanks

Mared

From: Neil Taunt
Sent: 08 May 2017 09:11
To: Mared Rees
Subject: P/2017/0343

Hi Mared,

The site is identified as falling in an area at risk of surface water flooding as identified on NRW's updated flood map for surface water. There have been a number of incidents of surface water flooding in this locality associated with the overload or blockage of the local drainage network. The site is also identified as being with Zone C2 as defined by TAN15's development advice map although I believe there are inaccuracies in the development advice map extents associated with the Tref Y Nant brook at this location.

As the proposed development is the replacement of an existing structure it is unlikely that there will be any detriment on flood flow routes or on neighbouring properties. I would strongly recommend that the applicant take the opportunity to incorporate flood resistant and resilient construction techniques into the extension to minimise the impact of any future flood events.

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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✉ Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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