

Cerys Jones

From: Matthew Phillips
Sent: 20 March 2017 15:11
To: planning_admin
Subject: FW: P/2017/0209

Flood Officer comments

From: Neil Taunt
Sent: 20 March 2017 15:07
To: Matthew Phillips
Subject: P/2017/0209

Hi Matthew,

I have seen the above application and would like to make the following comments:

A portion of the application site is identified as falling within zone c2 as defined within TAN15. I would recommend that you seek the views of NRW with regards to the extent of any FCA that may be required to support this application. Any change in ground levels crossing the floodplain of Halghton Mill Brook could significantly impact on flood risk locally. Prior to commenting formally on the application I would request that additional detail is submitted detailing the elevations of the new access in relation to existing ground levels, and also detailing the proposed method for crossing Halghton Mill Brook. In the absence of this information I would request that the application be refused.

In addition, the applicant should also be made aware that additional consent may be required under Section 23 of the Land Drainage Act from Wrexham CBC (as Lead Local Flood Authority) for works associated with new the access crossing over the brook.

If you have any additional questions 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



01978 729734 / 07808 787632

Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

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

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