

Cerys Jones

From: Philip Forster
Sent: 09 January 2017 13:18
To: planning_admin
Subject: FW: Mulberry Inn P/2016/0994

Flood officer response

From: Neil Taunt
Sent: 09 January 2017 11:58
To: Philip Forster
Subject: RE: Mulberry Inn P/2016/0994

Hi Phil,

This one is a little complicated!

It would need to be demonstrated by some means that what was proposed on the site would not adversely impact on flood risk, either to the development site or surrounding area.

Currently the actual line and condition of the culvert have not been submitted too us. I would not want to see any construction over the existing culvert for reasons detailed in my previous response. This would include an elevated floor level with a void beneath as there would still be restricted access for repair/maintenance works.

That being said, if the proposed extension can only be undertaken on a portion of the site that will impact on the conveyance of flood waters, with no other options available, and you were minded to approve the application, I would, as an exception, not be opposed to the construction taking place on stilts (but not over the existing culvert!) to maintain the flow route on the significant assumption that some form of restricted covenant or similar could be put in place to ensure the void remains unimpeded over the lifetime of the development. The issue here is maintaining the flow route unimpeded.

Please let me know if you wish to discuss further. I am more than happy to discuss directly with the applicant if that will help.

Many thanks

Neil

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



☎ 01978 729734

✉ 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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From: Philip Forster
Sent: 09 January 2017 09:31
To: Neil Taunt
Subject: FW: Mulberry Inn P/2016/0994

Hi Neil,

I know that this email is a bit vague and perhaps a little cheeky but I have an element of sympathy for the applicant on this one and don't want to see him waste his money.

Do you think a simplistic approach to this would be viable in any way in preventing a) the need for a FCA and b) preventing impact upon flood flows elsewhere.

If you think this is too vague to provide a viewpoint do let me know.

Ta

Phil

From: Stuart Hatherall [<mailto:stuart@blueprintarchitectural.com>]
Sent: 04 January 2017 10:30
To: Philip Forster
Subject: Mulberry Inn

Phil,

Following on from conversation earlier today in relation to the Mulberry Inn.

The quotes received for the flood risk amount to £5,000 plus VAT which is beyond our clients reach.

I am also concerned the findings of the report will actually paint a fairly bleak picture as I know the Mulberry Inn has flooded previously.

Therefore as a solution, my thoughts were to lift the floor of the ground floor and construct on 450mm high piers. This will ensure that any water which may cross the site in future is uninterrupted and follows its existing path.

This would hopefully allow approval, pending design agreement, and avoid the need for the expensive report which will lead to the same proposal.

Await thoughts.

Kind Regards

Stuart
Blueprint Architectural Services
01978 356500