

AnnS Jones

From: Matthew Phillips
Sent: 02 May 2017 09:03
To: planning_admin
Subject: FW: Planning Application Reference P/2017/0002

Flood Officer comments

From: Neil Taunt
Sent: 28 April 2017 15:03
To: Matthew Phillips
Subject: RE: Planning Application Reference P/2017/0002

Hi Matthew,

Thanks for the additional information.

It would appear from the submitted information that the proposed dwelling will be located notably higher than the surrounding ground levels and in excess of 3m above the banks of the neighbouring watercourse. Setting floor levels at 300.4mAOD would seem sensible for a development in this location and would recommend an appropriate condition to secure this.

If you have any additional questions please let me know.

Many thanks

Neil

From: Matthew Phillips
Sent: 24 April 2017 09:28
To: Neil Taunt
Subject: FW: Planning Application Reference P/2017/0002

Neil,

Please see attached. I will also forward to NRW but would appreciate your comments.

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Studley, Carys [<mailto:carysstudley@roستons.co.uk>]
Sent: 21 April 2017 16:43
To: Matthew Phillips
Subject: Planning Application Reference P/2017/0002

Good afternoon Matthew

Please find attached the 'qualitative' Flood Consequences Assessment for the proposed holiday cottage at Tuhwnt i'r Afon, Llanarmon Dyffryn Ceiriog produced by Water Co Consultants.

The qualitative assessment made in the attached report demonstrates that the development will be at **low risk from flooding**.

Please let me know if there is anything else needed.

Am I correct to think that you will be forwarding this onto NRW?

Have a good weekend,

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Kind Regards

Carys Studley

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