

Cerys Jones

From: Sharon Holman
Sent: 14 March 2017 11:18
To: planning_admin
Subject: FW: P/2017/0133 Cae Ffynnon, Llan Y Pwll, Holt, Wrexham, LL13 9SD
Attachments: image002.png; image003.png; image004.png; image005.png; image006.png; image007.png

Civ - further response flood officer

From: Neil Taunt
Sent: Tuesday, March 14, 2017 10:16 AM
To: Sharon Holman
Subject: RE: P/2017/0133 Cae Ffynnon, Llan Y Pwll, Holt, Wrexham, LL13 9SD

Hi Sharon,

Thanks for the additional information.

The revised layout does locate the stable block away from the area defined as Zone C2 on the DAM. The Ménage does still remain within this area, but if there was no net increase in ground levels within this location there would be minimal impact on conveyance of flood waters if they were to occur.

As mentioned previously, WCBC does have an established right of access to enter and re-enter, replace, maintain and use drainage pipes in 6,263 square metres or thereabouts of land which does include a significant portion of the ménage area. The applicant should be made aware that no additional reinstatement works would be undertaken to re-establish the ménage if works were carried out in relation to this right.

If you require copies of the Land Schedule please let me know. Due to the scale and nature of the development I have no additional comments.

Many thanks

Neil

From: Sharon Holman
Sent: 08 March 2017 13:33
To: Neil Taunt
Subject: P/2017/0133 Cae Ffynnon, Llan Y Pwll, Holt, Wrexham, LL13 9SD

Hi Neil,

Please see the attached amendments for your further consideration.

Regards
Sharon

From: Sharon Holman
Sent: 02 March 2017 15:11
To: Neil Taunt
Subject: RE: P/2017/0133

Hi Neil,

This couldn't be dealt with by planning condition and would have to be done before permission could be granted.

For other reasons though, I have requested that the stable is made smaller and moved closer to the access. This might mean that it no longer intrudes into the piped area.

If they do not move the stable, I will add the inference with the drainage to my list of reasons for refusal.

Thank you
Sharon

From: Neil Taunt
Sent: 02 March 2017 14:55
To: Sharon Holman
Subject: P/2017/0133

Hi Sharon,

Thank you for the recent consultation on the above application.

A portion of the site is identified as falling in Zone C2 as defined within TAN15. Although no surface watercourse is visible at this location, the attached details the piped watercourse/drainage system that serves to drain the local highway network. It would appear that the stable block would sit on the line of this piped system (please see attached). If the application were to proceed in its present form, this system would need to be diverted and appropriate access rights secured to permit the future maintenance/replacement. Could this be secured by condition?

Thanks

Neil

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

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