

Judith Williams

From: Philip Forster
Sent: 04 December 2015 14:04
To: planning_admin
Subject: FW: CONSULTATION - HOUSEHOLDER - App ref P/2015/0795

Flood officer response

-----Original Message-----

From: flooding
Sent: 12 November 2015 12:50
To: Philip Forster
Subject: RE: CONSULTATION - HOUSEHOLDER - App ref P/2015/0795

Hi Phil,

Thank you for consulting us on the above application upon which I would like to make the following comments:

A portion of the application site falls within flood zone C2 as defined within Technical Advice Note 15 - Development and flood risk. The application is for a domestic extension that would extend into this area. TAN15 clearly states that highly vulnerable development should not be permitted in this zone. No Flood Consequence Assessment has been submitted in support of this application.

In its proposed form, the application would result in a portion of the extension projecting out into the channel of the neighbouring Afon Eitha. This may have a detrimental impact on elevated flows within the channel, resulting in an increase in flood risk. If minded to approve the application the impact of these works on the watercourse must be understood, and if required mitigated, prior to determination. I would suggest an FCA could be used to demonstrate this. In the absence of this information I would recommend the application be refused.

In addition, the applicant should be aware of their responsibilities in relation to the existing river channel and should ensure they can gain access to the channel should works be required in the future, and that additional ordinary watercourse consent may be required for works within the river channel.

If you have any questions on the above then please let me know.

Many thanks

Neil

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

UU01978 729734

00Housing, Public Protection and Environment Department, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW HHAdran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abat, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

GGwww.wrexham.gov.uk

www.twitter.com/wrexhamcbc
www.facebook.com/wrexhamcouncil

-----Original Message-----

From: Cerys Jones

Sent: 06 November 2015 14:29

To: flooding

Subject: CONSULTATION - HOUSEHOLDER - App ref P/2015/0795

Please find attached document