

From: Janet Sutherberry
Sent: 21 December 2015 09:28
To: planning_admin
Subject: FW: CONSULTATION - GENERAL LETTER - App ref P/2015/0915
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Please attach to planning file - flood officer comments

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

From: flooding
Sent: 21 December 2015 08:49
To: Janet Sutherberry
Subject: RE: CONSULTATION - GENERAL LETTER - App ref P/2015/0915

Hi Janet,

Thank you for the recent consultation on the above proposed development on which I would like to make the following comments:

A significant portion of the site is identified as being at risk of surface water flooding as detailed on the NRW Flood map for surface water. I would strongly recommend that the applicant incorporate flood resistant and resilient construction techniques to minimise the risk to people and properties over the lifetime of the development.

With regards to the management of surface waters generated by the site, the applicant should be made aware of the attached guidance note, in particular our normal requirements for brownfield development, and the requirement for confirmation from Welsh Water that they are willing to accept surface water flows into the existing sewer network.

The submitted geotech design report clearly states that "Permeability tests were carried out in 2nr trial pits in accordance with BRE Digest 365. No movement of the water was measured and the ground is considered to be unsuitable for the use of soakaways. As such storm water flows should be directed either to any nearby watercourses or into the public sewer subject agreement with DCWW. Attenuation of the runoff will be required in either instance." In addition the Desktop Study Site Walkover report states "no watercourses near the site".

I request that an indicative drainage proposal is submitted, including outline SudS techniques to be employed, indicative attenuation volumes and confirmation from Welsh Water that will accept flows and at what rate, prior to the determination of the application to ensure that surface water can be appropriately managed over the life of the development.

If you have any question 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

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

From: Cerys Jones

Sent: 04 December 2015 12:43

To: flooding

Subject: CONSULTATION - GENERAL LETTER - App ref P/2015/0915

Please find attached document