

AnnS Jones

From: Matthew Phillips
Sent: 16 November 2015 10:03
To: planning_admin
Subject: FW: P/2015/0812

Flood officer comments to P/2015/0812

From: Neil Taunt
Sent: 16 November 2015 10:02
To: Matthew Phillips
Subject: RE: P/2015/0812

Hi Matthew,

The guidance note I attached does address brownfield sites, if you need me to expand on this then please let me know. I appreciate that if they increase the amount of greenspace on the site then this will act as an improvement, but in the absence of any detail on the existing system it is difficult to comment on this. In addition I mentioned known issues in the local vicinity that could have implications for the effectiveness of soakaway, these are all associated with the neighbouring Stansty Road.

If you believe this request for additional information is too onerous at this time then please advise. My concern is that the required soakaway volume could impact on the developable area of the site and associated layout.

Many thanks

Neil

From: Matthew Phillips
Sent: 16 November 2015 09:12
To: Neil Taunt
Subject: RE: P/2015/0812

Neil,

The application site is mostly hard surfaced at the moment – it is used as a car park. The development is unlikely to be increase the hard surfaced area, indeed it is likely to reduce it. Is the scheme likely to result in any significant net change in surface water run-off rates compared to existing? If not, just so I can explain your request to the applicants, can you give me a couple of reasons why you would like to see some additional drainage information prior to determination?

Regards

Matthew

From: Neil Taunt
Sent: 12 November 2015 13:34
To: Matthew Phillips
Subject: P/2015/0812

Hi Matthew,

I have seen the following application and would like to make the following comments in respect of flood and water management:

The application form identifies that surface water from the development will be disposed of by means of soakaway. We are aware of recurring issues associated with the disposal of surface water in the immediate vicinity of the site.

It appears that no supporting information with respect to drainage has been submitted with the application. Prior to the determination of the application, I would request that additional information on the proposed surface water management scheme for the site be submitted. The attached guidance note provide information to the applicant on the additional information required. I would request that this information be submitted prior to determination of the application to ensure flood risk associated with development can be acceptably managed.

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

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