

From: Matthew Phillips
Sent: 07 December 2015 11:22
To: planning_admin
Subject: FW: CONSULTATION - GENERAL LETTER - App ref P/2015/0890

Flood officer comments.

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

From: Neil Taunt
Sent: 01 December 2015 13:47
To: Matthew Phillips
Subject: RE: CONSULTATION - GENERAL LETTER - App ref P/2015/0890

Hi Matthew,

Thank you for the above consultation upon which I would make the following comments:

A portion of the site is identified as falling within an area defined as zone C2 on the development advice map, there are also areas identified as being at risk of surface water flooding. The submitted FCA does appear to adequately address these risk to the site.

With regards to the management of surface water generated from the site, no evidence has been provided as to the effectiveness of soakaways or other sustainable drainage techniques. The FCA does indicate that surface water can be discharge at an attenuated rate into the neighbouring river Gwenfro. In principle, if soakaway is shown not to be appropriate for the site, there is a solution to the sustainable management of surface waters generated by the development, but the proposed discharge rates and associated storage requirements are based on a 1 in 30 or 1 in 100 year greenfield equivalent. We would normally expect the greenfield runoff rate to be matched for all events up to the 1 in 100yr event (+cc) and not only for the 1 in 30 yr and above. This would likely increase the attenuation volume required to maintain the 1 in 1 year discharge rate (5 to 7 l/s for the site). Detailed design of any drainage system would need to take this reduced discharge rate into consideration. If you are minded to approve the application in the absence of any soakaway tests or amended attenuation volumes, I would request the following conditions be included:

Condition: No part of development shall commence until soakaway tests have been carried out in accordance with BRE Digest 365 or CIRIA R156. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

Condition: No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Any submission should take account of the principles highlighted within the "Croesnewydd Rd FCA & Hydrology Update Report. Ref. 2015s3391. (November 2015)", approved as part of this application. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (Suds) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a Suds scheme is to be implemented, the submitted details shall:

- Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- Specify the responsibilities of each party for the implementation of the Suds scheme, together with a timetable for that implementation; and,

- Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure flood risk is managed over the lifetime of the development.

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

Many thanks

Neil

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

From: Cerys Jones

Sent: 24 November 2015 16:00

To: flooding

Subject: CONSULTATION - GENERAL LETTER - App ref P/2015/0890

Please find attached document