

AnnS Jones

From: Philip Forster
Sent: 09 November 2016 14:56
To: planning_admin
Subject: FW: P/2016/0994

Flood officer response

From: Neil Taunt
Sent: 09 November 2016 11:31
To: Philip Forster
Subject: P/2016/0994

Hi Phil,

Thanks you for the recent consultation on the above application. I would like to make the following comments with regards to flood and water management.

Portions of the site are identified as being at risk of surface water flooding as defined by NRW's updated flood map for surface water

The proposed extension would appear to be close to or over an existing culverted watercourse. There have been a number of instances of flooding associated with both this culvert and surface water runoff over recent years that have resulted in flood waters crossing the carpark to the Mulberry inn. The proposal in its current form could have implications on the conveyance of flood waters across the site that may result in an unacceptable increase in flood risk to neighbouring property, or to the proposed development itself. I would request that a flood consequence assessment is submitted to clearly identify the risks to the site, to neighbouring properties and land, and ensure that any proposed development layout does not adversely impact on the local flood risk.

Any development over, or that impacts upon, the existing culverted watercourse would significantly impact on future maintenance or repair and I would request that any proposal to build over the existing watercourse be refused.

The applicant should also be made aware that under section 23 of the Land Drainage Act (1991) –

No person shall—

- (a) erect any mill dam, weir or other like obstruction to the flow of any ordinary watercourse or raise or otherwise alter any such obstruction; or
- (b) erect a culvert in an ordinary watercourse, or
- (c) alter a culvert in a manner that would be likely to affect the flow of an ordinary watercourse,]

without the consent in writing of the drainage board concerned.

I would request that these significant issues are resolved prior to determining any application. In the absence of any additional information I would recommend the application be refused.

Many thanks

Neil

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



☎ 01978 729734

✉ Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

📧 Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW

🌐 wrexham.gov.uk | wreccsam.gov.uk

🐦 twitter.com/wrexhamcbc | twitter.com/cbswreccsam

📘 facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam