

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
LATE OBSERVATIONS
COMMITTEE DATE: 21st JULY 2021

| Agenda No. | Application Number | Location | Consultee / Date Received | Observations |
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| 6.1 | 052236 | Atlas Yard, Corwen Road, Pontybodkin | NRW 20 th July 2021 | <p>We are aware that additional flood risk information has been submitted in support of this planning application.</p> <p>We have not undertaken a full review of the submission, as there are some key documents missing (as discussed below), and we have not been granted sufficient time to undertake a detailed review. We provide these interim comments in the interest of raising our concerns as early as possible. Please note that we may have additional comments following a full review of the information.</p> <p>Following our interim review of the documents submitted, we continue to have concerns with this application for the following reasons:</p> <ul style="list-style-type: none"> • An updated Flood Consequences Assessment (FCA) report has not been submitted. We would expect an updated FCA to be submitted, which should refer to the outputs from the updated hydraulic modelling exercise. • The hydrology used within the model has been updated, which has resulted in a decrease in the flood flows used within the model. We will need to undertake a review of the updated hydrological assessment in order to ensure that the assessment is appropriate, given that the updated assessment is beneficial in flood risk terms compared to the original assessment • When considering the requirements of A1.14 of TAN15, the modelling report states that a 67% blockage has been used as the design event, with a 95% blockage being used as a sensitivity event. The justification within |

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| | | | | <p>the report is based solely on the upstream channel configuration. We are not satisfied that this is an adequate justification for why a 95% blockage should not be considered as the design event. The catchment is steep, there are potential sources of debris due to the wooded catchment, access to the culvert is poor and as far as we are aware there is no maintenance undertaken at this location by a Risk Management Authority (RMA). Based on this, the design event that should be used for assessing compliance with A1.14 of TAN15 is the 1% Annual Exceedance Probability (AEP) event with an allowance for climate change and a 95% blockage. The entire site must be designed to be flood free in this event to satisfy the requirements of A1.14. The drawing showing the flood risk posed to the site in this event (referred to in the report text as drawing HYD126/708/A) does not seem to be included in the appendices. However, the report text indicates that some flooding of properties and gardens would be expected in the 1% AEP event with an allowance for climate change and a 95% blockage. On this basis the FCA currently fails to comply with the requirements of A1.14 of TAN15, and the FCA/hydraulic modelling assessment need to be updated to fully mitigate this event.</p> <ul style="list-style-type: none"> • The hydraulic modelling report has presented an assessment of the impact the development proposal would have on flood risk elsewhere. However, when considering the requirements of A1.12 of TAN15 (flood risk elsewhere) the design event that needs to be considered is the 0.1% AEP event, and not the 1% AEP event with an allowance for climate change. We would also expect a 95% blockage to be applied, as outlined above. The report therefore needs to be updated to demonstrate that flood risk elsewhere can be managed to an acceptable level for the 0.1% AEP event with a 95% blockage. We will need to undertake a review of the |

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| | | | | <p>proposed model to assess how the proposed development and mitigation measures have been represented, once this updated assessment has been undertaken.</p> <ul style="list-style-type: none"> The current mitigation scheme involves construction of a wall to manage flood risk elsewhere. The function of this wall is not explained within the report; however we would have concerns if a scheme for managing flood risk elsewhere was reliant on a remote defence. There are no guarantees that this wall would be maintained or that it would not be removed/damaged over the lifetime of development. If this option is pursued, we would need to be provided with design details for the wall to show how this would function in flood conditions, and would need to be provided with evidence to demonstrate that the long term maintenance and protection of the wall can be secured. <p><u>CORRECTION TO REPORT</u> Paragraph 7.18 should be amended to read;</p> <p>7.18 It is considered that, by virtue of the site forming a part of an allocation for Housing development within the Flintshire Unitary Development Plan (Policy HSG1 -39), the proposals would amount to local authority regeneration initiative or a local authority strategy required to sustain an existing settlement. This would therefore satisfy Criterion i)</p> |
| 6.4 | 062110 | Hendre Quarry, Denbigh Road, Rhydymwyn | United Utilities 16 th July 2021 | <p>United Utilities have considered the conditions included within the committee report and have requested three further conditions as outlined below. The Councils response is below each request.</p> <p><i>We request that a condition is included which confirms that 'The vertical stand-off between the roof of the existing limestone</i></p> |

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| | | | | <p><i>caverns and the proposed base depth of the quarry should be restricted to a minimum vertical distance of 30m.'</i></p> <p>The Council have no objection to the inclusion of this condition, and it should be included within my recommendation.</p> <p><i>In accordance with the existing planning requirements, we understand that there are blast vibration monitoring requirements. Is this addressed in your current draft conditions?</i></p> <p>Blasting limits are to be controlled by conditions No 9 & 10 of the committee report.</p> <p><i>We would request that the quarry operator should provide notice of the dates and times of blasting in the quarry to appropriate parties (including UU/HDMDC) on request such that persons are aware of these and can avoid entering relevant areas of the caverns and tunnel system during a blast event.</i></p> <p>Tarmac already provide a blast notification service which has been implemented through the Community Liaison Meeting. The details of United Utilities will be provided to Tarmac so they can be included within the notification email. Confirmation of this could be included within the scheme of mitigation for Milwr Tunnel required by condition No.39.</p> |
| 6.6 | 060699 | Tan-Y-Bryn, Bryn Road, Flint | 20 th July 2021 | <p><u>CORRECTION TO REPORT</u></p> <p>Para 1.01 – amended to read – This outline application with all matters reserved for subsequent approval, proposes the erection of a total of up to 18 No dwellings on land at Tan y Bryn, Bryn Road, Flint.</p> <p>Para 7.23 (ii) Footpath 78 runs to a cul de sac head at Bryn Mor Drive not Bryn Road</p> |

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| | | | Third Party 20 th July 2021 | Consider that Cornist County Primary School is equally impacted by the development in addition to Gwynedd Primary School RESPONSE – Consultation undertaken with Education who confirm that Gwynedd Primary School, is the closest to the application site, for the application of policy / Supplementary Planning Guidance 23.- Developer Contributions to Education. |