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**Kevin Straw (CSP - Development Control)**

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**From:** Graham Astley (CSP - Local Environment)  
**Sent:** 12 September 2016 17:42  
**To:** Kevin Straw (CSP - Development Control)  
**Cc:** Louise Williams (CSP - Development Control)  
**Subject:** P/2016/0921 - Outline for a dwelling on land adjacent Rock House, Llanllwchaiani, Newown

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Request additional consultation

Dear Kevin,

Thanks for consulting the Lead Local Flood Authority (LLFA).

**Flood Risk** - having reviewed the various flood risk models, it is noted that part of the site falls within the C2 zone. However, the location of the proposed dwelling is sited outside this zone but I would recommend you consult Natural Resources Wales, particularly with reference to any updated flood risk mapping data.

**Surface Water Drainage** – No concerns over the proposed method of disposal, i.e. soakaway, the design and construction of which should be in accordance with BS EN 752-4 or BRE Digest 365 *Soakaway design* (or other best management practice – Sustainable Drainage Systems).

**Environment Protection** - Foul drainage from the proposed development should be conveyed to the main foul sewer, subject to the agreement by Severn Trent Water Ltd. There must be adequate capacity at the receiving sewage treatment works to treat the additional flows.

**Recommendation:** Surface water drainage details shall be submitted and approved in writing by the LPA prior to any commencement on site.

Hope this is of assistance.

Regards

Graham.