

DEVELOPMENT CONTROL COMMITTEE

11 JANUARY 2024

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

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A Full DC Committee Site Visit was undertaken on Wednesday 10 January 2024. Development Control Committee Members and Officers attended the site visit.

Since the agenda was circulated, NRW have provided a formal response to our consultation of 26 October 2023.

In essence, NRW continue to have concerns with the application because they consider that inadequate information has been provided in support of the proposal and to overcome their concerns, they recommend that we seek further information from the applicant regarding flood risk.

The Flood Consequences Assessment (FCA) prepared by WSP, dated October 2023, is based on a hydraulic model developed by WSP and NRW undertook a detailed review of the hydraulic modelling information to ensure that it is fit to inform the FCA.

They have undertaken a review of the modelling files, modelling reports and hydrology calculations and advise that, at this stage, the outputs from this model are not suitable to support a FCA.

The issues outlined in the review will need to be addressed and information resubmitted to NRW for review. This is to ensure the model is representative of the risk of flooding and fit to inform the FCA.

It is for the Local Planning Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15. NRW cannot advise on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding.

NRW will consider whether a call-in is appropriate.

In light of this stance from NRW, it is considered prudent to apply an additional condition to the recommendation as follows:

35. Notwithstanding the submitted plans, no development shall commence on site apart from remediation works until a revised hydraulic model has been developed to inform an updated Flood Consequence Assessment and any flood mitigation works, which shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details before the development is brought into beneficial use.

Reason: To ensure that flood risk is clearly identified and that all parties are protected from flooding.

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