

Cerys Jones

From: Philip Forster
Sent: 22 November 2018 08:11
To: planning_admin
Subject: FW: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Flood officer response

From: Neil Taunt
Sent: 16 November 2018 15:08
To: Philip Forster
Subject: RE: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Phil,

Thanks for forwarding the additional information.

I am happy that the system as proposed is sufficient to remove the need for a specific condition.

Many thanks

Neil

From: Philip Forster
Sent: 13 November 2018 14:34
To: Neil Taunt
Subject: FW: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Neil,

Flow calcs as requested for the Rowan Foods site.

Ta

Phil

From: Alan McCall [mailto:alan.mccall@coxfreeman.com]
Sent: 13 November 2018 14:18
To: Philip Forster
Subject: Re: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

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Hi Philip,

Attached supporting calculations for the on-site storage proposed at Rowan Foods as supplied by Rigby and Partners.

I trust this will be sufficient to determine the application but please let me know if you require anything further.

regards

Alan

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On 12 Nov 2018, at 14:00, Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Hi Alan,

Further to our chat earlier today please see below the response from our LLFA Flood Officer. I am sure that the micro drainage tables should be easily obtainable from your drainage engineers. This is just a belts and braces approach.

Subject to us sorting out this matter we will be in a position to recommend approval.

Kind regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control

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From: Neil Taunt
Sent: 12 November 2018 13:36
To: Philip Forster
Subject: RE: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Phil,

In principle the design would appear acceptable, supporting calculations should be submitted to demonstrate that sufficient storage provision has been made relevant to the revised discharge rate of 0.53l/s.

Thanks

Neil

From: Philip Forster
Sent: 23 October 2018 11:26
To: Neil Taunt
Subject: FW: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Neil,

There's certainly no urgency with this one. You'll remember the Rowen Foods application where we think they've mis-connected. There's a drainage design in for you to have a look at.

Ta

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control

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From: Alan McCall [<mailto:alan.mccall@coxfreeman.com>]
Sent: 18 October 2018 10:53
To: Philip Forster
Subject: Re: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

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Hi Philip,

Apologies for the delay in getting this through to you.

Rigby and Partners Drainage drawing 2018/010/04 Rev C attached.

This contains the discharge rate of 0.53 l/s as agreed with the council engineers and on site attenuation.

Please let me know if you require anything further to allow a determination of the application.

Best regards

Alan

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On 24 Sep 2018, at 08:41, Philip Forster <Philip.Forster@wrexham.gov.uk> wrote:

Good Morning Alan,

Thanks for your email and update. I'll look forward to the update regarding the discussions with our engineers.

I'm happy to deal with the elevation changes as part of the current application. This appears to be a simple elevation detail change where the character of the development remains the same.

In terms of the access detail, I've sent this over to our highways engineer Phil Palmer for comment. He is on annual leave at present returning on 1st October – I will provide a response on this as soon as I have it.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control

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From: Alan McCall [<mailto:alan.mccall@coxfreeman.com>]

Sent: 21 September 2018 15:08

To: Philip Forster

Subject: Re: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

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Hi Philip,

Apologies for the delay in confirming back to you as we have had discussions with the client on various items we might want to throw into the mix.

Our engineers are in discussion with your own engineers to try and agree a detailed surface water retention design which we will submit for inclusion with our application.

This is based on our assumption that this might be the quickest route to an overall permission.

They are awaiting some feedback from the council and hopefully will have something to submit soon.

Rowan Foods would also like to submit some revised elevations.

We had discussed this perviously and hopefully this can be incorporated with our current application.

We attach drawing No.2246-CFL-00_ZZ-DR-A-P-0802 Proposed Elevations_P01.

This reduced the amount of double walling which would be required to the new gable elevation and uses the freezer box insulated panelling as the external wall face.

This eradicates the void between walling which is always a worry to food clients as it can become a destination for rodents.

We would be obliged if you could include this drawing with our application in place of drawing ...P-0801.

Also, we are considering submitting a separate application for a new site entrance and internal site roadway to the west end of the site as an exit only location for lorries from the front and rear of the site.

Prior to submitting this Rowan Foods have asked if this location could be used as a temporary access for construction traffic for the coldstore extension if and when we get an approval.

How would you advise us to proceed with exploring this possibility? Do we agree on this on site with highways?

See attached layout drawing ../0120 highlighting the location.

regards

Alan McCall

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On 5 Sep 2018, at 12:56, Philip Forster
<Philip.Forster@wrexham.gov.uk> wrote:

Dear Alan,

Further to our call earlier, please see attached comments from Neil.

Would you prefer to deal with this matter now or as a pre-commencement condition? Note that post decision submissions of detail reserved by planning condition requires a formal application and fee of £95. I would be happy for you to submit now but I have no strong feelings either way on this.

I'll await your thoughts/confirmation on this.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control

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From: Neil Taunt

Sent: 05 September 2018 12:32

To: Philip Forster

Subject: RE: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Phil,

Thank you for forwarding the additional information with regards to the above site which is proposing to restrict the runoff from the new extension and provide on-site attenuation.

It is apparent the site benefits from an existing connection into the adjacent highway drainage system, and not the wider private surface water system that is assumed to be serving the wider area. To ensure no detrimental impact on the existing highway drainage system associated with increased surface water discharge from the development site, all surface water generated by new impermeable surfaces must be attenuated to the equivalent 1 in 1 yr. greenfield runoff rate, with this rate maintained up to and including the 1 in 100yr event. This will ensure a level of protection to the existing highway drainage system. I would be happy for this to be dealt with by a pre commencement condition if permission were to be granted.

Any questions please let me know.

Many thanks

Neil

From: Philip Forster
Sent: 29 August 2018 19:56
To: Neil Taunt
Subject: FW: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Neil,

Would you do the honours with these amendments when you get chance? Hopefully, if acceptable we can get rid of this.

Ta

Phil

Sent with BlackBerry Work (www.blackberry.com)

From: Alan McCall <alan.mccall@coxfreeman.com>
Sent: 29 Aug 2018 15:43
To: Philip Forster <Philip.Forster@wrexham.gov.uk>
Cc: Richard Pemberton <Richard.Pemberton@oscarmayer.co.uk>; Jonathan Rigby - Rigby & Partners <jonathan@rigbyandpartners.co.uk>
Subject: Re: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

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Dear Philip,

Thank you for the e-mails below.

We have investigated on-site attenuation and would propose including this as shown on the attached revised Drainage Strategy drawing P-2018-010/01 Rev P4.

Final design details of the attenuation basin would be agreed with the LA Flood Risk Officer prior to construction.

We would be obliged if you could include this revised drawing as part of our application submission.

With regards to the existing connections into the roadway we note Peter Jones' comments that the situation is not clear, however we assume that this can be regarded as a separate matter as we are not proposing any additional peak flow discharges.

Hopefully this attached drawing will be sufficient to determine the application but if you require any further information please let me know.

Best regards

Alan McCall

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On 16 Aug 2018, at 08:09, Philip Forster
<Philip.Forster@wrexham.gov.uk> wrote:

Good morning Alan,

Please see attached an email trail from Peter Jones, the Council's design engineer in Highways. You will see that the conclusions reached regarding the likely drainage layout were based on site

investigations – albeit assumptions have been made.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control

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From: Alan McCall

[<mailto:alan.mccall@coxfreeman.com>]

Sent: 15 August 2018 12:43

To: Philip Forster

Cc: Jonathan Rigby - Rigby & Partners

Subject: Re: P/2018/0296 Proposed Cold Store
Extension at Rowan Foods

Phillip,

Our engineers were not aware of a second
rainwater sewer.

As discussed could you please let us have a
copy of the record drainage layout in order to
further investigate the situation.

many thanks

regards

Alan

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On 15 Aug 2018, at 10:51, Philip Forster

<Philip.Forster@wrexham.gov.uk> wrote:

Dear Alan,

Please see attached correspondence in relation to this planning application.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control

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From: Alan McCall
[<mailto:alan.mccall@coxfreeman.co.uk>]

Sent: 03 August 2018 09:40

To: Philip Forster

Subject: P/2018/0296 Proposed

Cold Store Extension at Rowan
Foods

Hi Philip,

Just inquiring on progress with
the above application.
Client would like to progress the
works.

I'll try and ring you later.

Many thanks

Alan

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