

Cerys Jones

From: Matthew Phillips
Sent: 17 November 2018 13:28
To: planning_admin
Subject: FW: Wrexham - Ongoing Matters

Please add email as Flood Officer comment to P/2018/0241

-----Original Message-----

From: Neil Taunt
Sent: 07 November 2018 10:05
To: Matthew Phillips
Subject: RE: Wrexham - Ongoing Matters

Hi Matthew,

Apologies for the delay in responding.

I am assuming this information has been submitted in relation to P/2018/0241 - please advise if this is incorrect.

As stipulated within the attached guidance note, our normal requirement is that:

"The drainage system should be designed so that flooding does not occur on any part of the development for the 3.33% (1 in 30 year) rainfall event other than in those areas/systems designated to store or convey water. It may be acceptable to allow some on-site flooding of roads etc. for rainfall events beyond this."

The response below, in addition to previously submitted information does not appear to satisfy this requirement as the car park area will be required to store surface waters that are not able to enter the proposed soakaway. My understanding is that the applicant is trying to provide sufficient information to negate the need for a surface water condition on any permission required. If they are able to demonstrate compliance with our standard requirement above in relation to the 1 in 30 yr event, with all events up to the 1 in 100yr +cc contained within the carpark area then this would be sufficient. This does not appear to be the case when considering Bullet point 2 in the email train below which implies soakaway capacity will be exceeded for the 1 in 30yr event. (2. Surface water flood events (1 in 30 and 1 in 100) that result in water volumes greater than the soakaway and drainage network storage capacity, will temporarily flood the car park).

Thanks

Neil

-----Original Message-----

From: Matthew Phillips
Sent: 01 November 2018 13:26
To: Neil Taunt
Subject: FW: Wrexham - Ongoing Matters

Neil,

Sorry to chase - can I have a response to the matters below please?

Thanks

Matthew

-----Original Message-----

From: Matthew Phillips
Sent: 22 October 2018 10:22
To: Neil Taunt
Subject: FW: Wrexham - Ongoing Matters

Neil,

Please see below.

-----Original Message-----

From: Stephen Taylor [mailto:stephen.taylor@TACParchitects.co.uk]
Sent: 17 October 2018 15:43
To: Matthew Phillips
Cc: Iolo Jones (BCUHB - Planning); Steven Webster (BCUHB - Planning)
Subject: FW: Wrexham - Ongoing Matters

Matthew,

Could you pass this email below on to Neil Taunt please regarding his soakaway query. If you need anything further please do not hesitate to contact us.

Regards,

Stephen Taylor,
Director
TACP Architects Ltd

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-----Original Message-----

From: Gavin Clifford <gavin.clifford@icis-design.co.uk>
Sent: 21 September 2018 17:17
To: Scott McCaskie <Scott.McCaskie@mtx.co.uk>
Cc: Joe Clouston <Joe.Clouston@mtx.co.uk>
Subject: RE: Wrexham - Ongoing Matters

Scott

Referring to your points below:

1. We have used the as-built survey information provided via your email below, to update the Foul Water Drainage Table - see attached.
2. Surface water flood events (1 in 30 and 1 in 100) that result in water volumes greater than the soakaway and drainage network storage capacity, will temporarily flood the car park. In reality, the majority of the car park is permeable, ie unsurfaced granular fill, which allows soakaway, as has been the case prior to development. The building FFL and access route to the adjacent buildings are higher than the car park (as stipulated by the client), ensuring that safe egress is available. There is more than 1000m² of car park below the FFL, providing storage in excess of 50m³ at 50mm depth of flood water.

I trust that this provides adequate explanation.

Regards

Gavin

Gavin Clifford

Director

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Disclaimer and confidentiality notice:

From: Scott McCaskie <Scott.McCaskie@mtx.co.uk>
Sent: 18 September 2018 17:32
To: Gavin Clifford <gavin.clifford@icis-design.co.uk>
Cc: Joe Clouston <Joe.Clouston@mtx.co.uk>
Subject: Wrexham - Ongoing Matters
Importance: High

Good afternoon Gavin,

Please can you review the attached e-mail correspondence and comment on the below ongoing matters below;

1. Drainage levels - see attached information provided following an on-site survey by GF Grigg. Also attached is a CCTV survey of the drainage.
2. Planning condition, soakaway design - see further comments relating to their request of importance 'to understand how this additional volume is contained/managed on site before it can enter the soakaway system.'

We would appreciate your response on or before close of business Friday 21st September as we have a final account meeting with the trust w/c 24th September. Ideally we are aiming to close out all outstanding matters before our meeting.

Any queries please do not hesitate to contact me.

Regards

Scott McCaskie | Director | MTX Contracts Ltd

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