

Cerys Jones

From: Sharon Holman
Sent: 25 October 2018 15:15
To: planning_admin
Subject: FW: P/2018/0608 - Ellesmere Lane, Penley

Civ - flood officer resp

From: Neil Taunt
Sent: 25 October 2018 15:05
To: Sharon Holman
Subject: RE: P/2018/0608 - Ellesmere Lane, Penley

Hi Sharon,

Thank you for forwarding through the additional information.

The attached plan indicates that surface water from the site will be discharged to an existing storm sewer. No supporting information has been submitted to suggest soakaways are not feasible to manage surface waters generated by new impermeable surfaces on site. No information is included with regards to the ownership, condition or capacity of this "storm sewer" or the ditch into which it discharges. This information is required to ensure the existing drainage network is in a suitable condition to accept flows, and that appropriate agreements can be obtained to permit any new connection.

It is worth noting that if the wider drainage system is not adopted by a statutory body, it is unlikely that the highways authority would look to adopt any highways on site.

If you have any question on the above please let me know.

Many thanks

Neil

From: Sharon Holman
Sent: 02 October 2018 12:21
To: Neil Taunt
Subject: FW: P/2018/0608 - Ellesmere Lane, Penley

Hi Neil,

Please see additional information below and attached.

Thank you
Sharon

From: Stuart Thomas [<mailto:stuart.thomas@berrys.uk.com>]
Sent: 01 October 2018 09:52
To: Sharon Holman
Subject: RE: P/2018/0608 - Ellesmere Lane, Penley

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Dear Sharon,

I hope you are well and had a good weekend.

Further to your e-mail dated 14th September I am pleased to provide an amended plan which is attached for your consideration. For ease of reference I can confirm the following:

Drainage

The proposed method of drainage has been annotated on the attached plan. Foul drainage will connect into existing foul sewer to the rear of the site. All roof rainwater will discharge into a rainwater harvesting tank. Adopted road storm water will discharge into the storm drainage in road complete with a hydrobrake. All parking areas will have permeable block paving.

Building Compound

This has been removed from the submitted plan as requested.

Access / Parking

The access has been amended to reflect the comments submitted by your Highways colleagues with details of visibility added.

Site Layout and Landscaping

- A landscaping specification has been provided and an amended scheme on the site layout has been designed to remove trees against front elevations.
- The use of the land to the left of the access will be a grassed open space /amenity area.
- We would disagree with your assessment of Plots 4-11 and don't think this is overdeveloped in any way. Each of the plots will benefit from two parking spaces with rear gardens and space for rear gated access. We have provided some articulation to the front elevation as requested.

If you could please consider the revised plan and come back to me with any further comments that would be appreciated.

Kind Regards

Stuart

Stuart Thomas BA (Hons) MA MRTPI

Head of Planning

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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 14 September 2018 14:35

To: Stuart Thomas <stuart.thomas@berrys.uk.com>

Subject: P/2018/0608 - Ellesmere Lane, Penley

Dear Stuart,

I hope you are well and looking forward to the weekend.

Please see my comments below in relation to the submitted reserved matters.

Drainage

The submitted OUTLINE SURFACE WATER DRAINAGE AND MANAGEMENT PLAN STATEMENT make the assumption that local ground conditions will be suitable for the use of infiltration techniques to manage surface waters generated by the development. There is no supporting evidence to demonstrate that this assumption is valid. The attached guidance note details the level of information required to enable the discharge of condition. I would expect to see infiltration tests carried out at appropriate location across the site to be included within any additional information (carried out in accordance with the attached guidance note). If ground conditions are not suitable for the use of infiltration, then the submitted detailed drainage design (as per pro-forma A and B within the guidance) must demonstrate an alternative and achievable means to manage surface waters generated by the development.

Builders Compound

A builder's compound is shown on the proposed site plan. Could this be removed from the plan please as it is causing confusion as to whether permission for the site of the compound is being sought through this application? Whilst the compound is not necessarily within the planning authority's control, I would urge your client to consider a less sensitive location for a compound that would not have such a detrimental impact upon the amenities of the occupiers of the residential properties.

Access/Parking

I have attached the highway consultation response within which you will find a request for further information and amendments. That said, I raise my own concerns in relation to the unnecessarily over engineered internal access road which serves to emphasis the urban style of development in this semi-rural location. The site layout is dominated by hard surfacing in the form of carriageway, footways, turning areas and parking, particularly across Plots 4 to 11 which are poorly arranged (I will consider this further in the section on site layout below). I would direct you to 'Manual for Streets' for guidance on designing an access of a more distinctive identity. Further, it is not considered appropriate to retain an agricultural access through the residential development and the field access should be deleted from the scheme.

Site layout

Looking firstly at the gateway to the site, the proposed use of the land immediately left of the access is unclear. There is strangely angular rear boundary and then parking and rear gardens, before the rear elevation of Plots 12 and 13. This stretch of the site is then dominated by hard surfacing and boundary treatments, all of which provide a bland in the proposed street scene. Trees are shown to be planted up against the front elevation which would reduce light and outlook from the habitable rooms. There are also trees to the side elevation that won't have enough space to grow. This entire section of the site needs reconsideration to ensure that it properly integrates with the existing pattern of development and creates an improved gateway / access to the site.

Turning to Plots 4 to 11, these units are too close together and appear as a bank of built development, with little punctuation to allow for open views in to the wider landscape. A lack of variation in design emphasises the block appearance which is further devoid of any softness with a row of hard surfaced parking spaces to the front. The planting shown on the plan will not fit in the spaces provides and will not suffice to break up sightlines to soften the development. In general, the planting shown in around the site is too close to residential properties and hard surfaced areas. The site appears over developed and more space is required between the dwellings and to the site boundaries, parking should be moved to the side of dwellings or moved to shared (screened) parking courts. Areas for planting should be increased and removing unnecessary footways will provide additional space to aid in improving the layout.

On a more positive note, Plots 1 to 3 work well (save for the trees to the front of the windows) and I would suggest that the layout of the site be re-considered with this in mind.

Kind regards
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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