

Cerys Jones

From: Matthew Phillips
Sent: 23 May 2018 13:44
To: planning_admin
Subject: FW: 383: Pen y Llan Cottage (your ref: P/2018/0275) - discharge of pre-commence conditions
Attachments: 383-04D Proposed plans.pdf; 383-30 rainwater catchment area plans.pdf; 383 - Pen-y-Lan drawing issue sheet 150518.pdf

Please add email as agent correspondence and attached as submitted plans to P/2018/0275

From: Randal Turner [mailto:randal@raisearchitects.com]
Sent: 15 May 2018 18:03
To: Matthew Phillips
Subject: 383: Pen y Llan Cottage (your ref: P/2018/0275) - discharge of pre-commence conditions

Security Notice: The attachments in this email were secured by a Wrexham Council Security Gateway.
The original attachments were not modified.

Hi Matthew,

Further to our recent conversation regarding outstanding pre-commencement conditions I can now advise the following:

Condition 8 - Details of the proposed works to stabilise the existing chimney stack

The Structural engineer working on the project has advised the following:

Hi Randal

Note on repairs to chimney stack below.

No significant remedial work or alterations have been carried out to the retained chimney stack. The stack is founded on a brick footing at a depth below that of new foundations so has not been underpinned although low level brickwork has been re-built and re-pointed where required. Localised repairs are being carried out to re-instate flues, lintels, stone and brickwork to be completed to match existing. Lateral restraint to the stack will be re-instated by intermediate floors and roof once installed. Raking props have been advised in the temporary case.

Please let me know if any further clarification required.

Regards

Liam

Liam Pender
Castree
4 Chapel Court, Wervin,
Chester CH2 4BT

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This above demonstrates that no underpinning was required. In the submission to discharge the Conditions submitted on 10 April 2018 we provided information regarding the rebuilding of the chimney stack and the proposed specification of materials used to do that.

Hopefully this further information will suffice to discharge this condition.

Condition 10 - drainage scheme for the site

The hydrologist (Alan Kane) working on this project has advised the following:

Randall

Planning permission: OVE P/ 2017/2562

Based on the areas of the existing and proposed property, from your architects drawings

Surface water drainage:

Existing area 166.6m²

Proposed area 156.8m²

Existing flow 5.0 litre/s Draining to soakaway

Proposed flow 4.7m² Utilise same soakaway existing soakaway

Approx. calculations based on 30 year rainfall.

There is a reduction in the area draining

Please let me know if the planners require any further information.

Thanks

****please respond to ensure receipt****

**ALAN KANE
KANE DESIGN
01 978 855888
07751 183528**

****Adoptable drainage / road design **** preliminary scheme analysis for drainage / roads** private
drainage** sustainability reports ** transport reports ** site access issues and surfacing ** earthworks
** vehicle autotrack ****

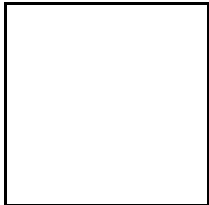
As requested, we have prepared a rainwater catchment area plan (drg 383/20) with the existing and proposed roof areas shown on them to allow you to compare the 2 roof areas. We have also provided a revised version of drawing 383/04D which indicates that the surface run off drains to the proposed dwelling are to run to the existing soakaways.

Hopefully this now provides you with sufficient information in order to confirm that these 2 remaining conditions are discharged.

Regards

Randal Turner

Director



From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Date: Friday, 11 May 2018 at 12:37
To: Randal Turner <randal@raisearchitects.com>
Subject: FW: P/2018/0275 - Penyllan Cottage

Randal,

Can you given me an update on when I can expect the details requested?

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Matthew Phillips
Sent: 17 April 2018 13:57
To: 'randal@raisearchitects.com'
Subject: P/2018/0275 - Penyllan Cottage

Dear Mr Turner,

With regards to the above application having reviewed the submissions, the plans submitted appear to simply be those approved as part of the planning permission. Unless I am missing something the plans do not provide:

- a) The details of the works that will be carried out to stabilise the chimney as required by condition 08 of permission P/2017/0562
- b) A details drainage scheme as required by condition 10 of permission P/2017/0562.

In respect of b) whilst the plans confirm that surface water will be drained via soakaways, the location of these is not confirmed nor have any details been provided to demonstrate that the ground conditions for any new soakaways is suitable.

As things stand I would therefore not be willing to approve the details submitted in respect of conditions 08 and 10 and would request additional details.

Yours sincerely

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
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Telephone/Ffôn: 01978 298780

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

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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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