

Clare Whiting

From: Philip Forster
Sent: 30 August 2018 09:37
To: planning_admin
Subject: FW: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham
Attachments: S30C-918080914410.cleaned.pdf; S30C-918080914412.cleaned.pdf; S30C-918080914411.cleaned.pdf; S30C-918080914420.cleaned.pdf; S30C-918080914421.cleaned.pdf; S30C-918080914422.cleaned.pdf

Flood officer response

From: Neil Taunt
Sent: 30 August 2018 09:26
To: Philip Forster
Subject: FW: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

Hi Phil,

I have reviewed the additional information submitted and am satisfied that, assuming permission from the adjacent landowner is secured, the proposed surface water system is viable using an attenuated discharge to the nearby watercourse using the existing private surface water sewer.

If permission were to be granted for the application I would request the following condition be included to ensure the future sustainability of the proposed system:

ZH10 COMPREHENSIVE DRAINAGE (SuDS) SUBMITTED WITH THE APPLICATION

114R No part of the development shall commence until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in strict accordance with the details as approved. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

I would also reiterate my previous comments regarding the commencement of schedule 3 of the Flood and Water Management Act 2010 (the Act) was signed 1 May 2018. This will mean that from the 7 January 2019 any new development that satisfy the criteria will require SuDS Approval Body (SAB) approval prior to the commencement of development. It is proposed to make transitional arrangements as follows:

- Existing sites and developments with planning permission granted or deemed to be granted (whether or not subject to any conditions as to a reserved matter – but see also below) or for which a valid application has been received but not determined by 7 January 2019, will not be required to apply for SAB approval.
- SAB approval will still be required if the planning permission was granted subject to a condition as to a reserved matter and an application for approval of the reserved matter is not made before 7 January 2020.

It is reasonable to assume that, if the development were to progress, and any associated drainage conditions not be discharged prior to the January 2020 date, then SAB approval would be required prior to the commencement of any

works on site. If this were the case then any scheme would be required to demonstrate compliance with the SuDS standards for Wales. Due to the intensity of the proposed development on site this may not be achievable without significant modification to the proposed scheme.

If you have any question please let me know.

Many thanks

Neil

From: Damian Horridge [<mailto:Damian.Horridge@c4consulting.co.uk>]

Sent: 10 August 2018 10:22

To: Philip Forster

Cc: Nigel Andrews; 'Jackie Bedwell'; Neil Taunt

Subject: RE: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

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Philip,

Thank you for your email below.

Please find attached record drawings for the drainage installed in 2007 during the first phase of the office development. Our client intends to connect into this drainage system and utilise additional surface water attenuation as detailed on the Muir Associates design.

Regards

Damian M. Horridge

Managing Director

BSc (Hons), MRICS



The Chapel, Old Cherry Lane, Lymm, Warrington, WA13 0TA

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

Sent: 06 August 2018 19:16

To: Damian Horridge <Damian.Horridge@c4consulting.co.uk>

Cc: Nigel Andrews <niphone@lower-house.co.uk>; 'Jackie Bedwell' <jackie@portalnw.co.uk>; Neil Taunt <Neil.Taunt@wrexham.gov.uk>

Subject: RE: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

Hello Damian,

Thanks for the additional information. I've copied Neil Taunt into this additional information. I've also attached his initial response the previous drainage detail received. Whilst some of the issues he raised in this response may have been covered in this additional submission, I want you to be aware of those comments.

Myself and Neil are both now on annual leave – Neil for two weeks (28.08.18) and me one week (14.08.18). I'm just mopping up some items from last week that I didn't have chance to deal with.

We will be in touch in due course but please feel free to feed back any comments on Neil's last response.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Damian Horridge [<mailto:Damian.Horridge@c4consulting.co.uk>]

Sent: 03 August 2018 16:11

To: Philip Forster

Cc: Nigel Andrews; 'Jackie Bedwell'

Subject: RE: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

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Philip,

Thank you for your email below.

Please find attached the Drainage Strategy & Flood Risk Assessment, which should be considered alongside the drainage information already provided.

Regards

Damian M. Horridge

Managing Director

BSc (Hons), MRICS



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

Sent: 03 August 2018 10:48

To: Damian Horridge <Damian.Horridge@c4consulting.co.uk>

Cc: Nigel Andrews <niphone@lower-house.co.uk>; Newts Lee Greenhough <leegreenhough@tep.uk.com>; 'Jackie Bedwell' <jackie@portalnw.co.uk>

Subject: RE: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

Dear Damian,

Many thank for this additional info and update. I'll amend our records to transfer the agent name to yours. The drainage detail has been passed to our LLFA Officer and NRW and Dwr Cymru have been re-consulted.

I look forward to discussing the ecological constraints in due course.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Damian Horridge [<mailto:Damian.Horridge@c4consulting.co.uk>]

Sent: 02 August 2018 12:01

To: Philip Forster

Cc: Nigel Andrews; Newts Lee Greenhough; 'Jackie Bedwell'

Subject: RE: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

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Philip,

I refer to your letter dated 26th July 2018, copy attached.

Update as follows:-

Highways Matters – our client has agreed terms with the adjoining landowner and will provide written confirmation shortly. Can the legal formalities be conditioned?

Drainage – Please find attached drawings design drawings and calculations.

Natural Resources Wales (GCN's) – I understand our clients ecologist has arranged to meet with NRW and Emma Broad on 21st July to discuss matters.

Finally, can you please direct all future correspondence on this matter to me.

Many thanks

Regards

Damian M. Horridge

Managing Director

BSc (Hons), MRICS



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

Date: 26 July 2018 at 16:36:25 BST

To: "tauhid.ahmed@c4consulting.co.uk" <tauhid.ahmed@c4consulting.co.uk>

Cc: "niphone@lower-house.co.uk" <niphone@lower-house.co.uk>

Subject: P/2018/0325 - proposed speculative B1/B2/B8 development at Bridge Road North, Wrexham

Dear Sir,

Please see correspondence attached for your attention.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY



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