

Cerys Jones

From: Philip Forster
Sent: 12 June 2018 13:17
To: planning_admin
Subject: FW: P/2017/0314 - proposed A1 and C3 development at Llay RBL

Flood officer response

From: Neil Taunt
Sent: 12 June 2018 10:22
To: Philip Forster
Cc: Neil Taunt
Subject: RE: P/2017/0314 - proposed A1 and C3 development at Llay RBL

Hi Phil,

. I have reviewed the infiltration tests and it would appear ground conditions are generally suitable for infiltration. Obviously there is still some uncertainty to final scheme design hence there comments with regards to a sewer connection. Because of this I would request the following condition be included if permission were to be granted:

ZH11
114R

(PRE-COMMENCEMENT) COMPREHENSIVE DRAINAGE (SuDS)

No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in *Technical Advice Note 15: Development and Flood Risk*, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Any questions then please let me know.

Thanks

Neil

From: Philip Forster
Sent: 11 June 2018 15:47
To: Andy McMullan; David Staniland
Cc: Neil Taunt
Subject: RE: P/2017/0314 - proposed A1 and C3 development at Llay RBL

Dear Andy,

Thanks for the provision of this document. Neil is in receipt of this information and I'll await his comments.

I am seeking to present the application to the next available Planning Committee which is due to be heard on July 2nd. My deadline for the preparation of the report is this coming Friday 15th June. The agenda will remain in draft format up until the week before the meeting so I cannot guarantee the application will go to that meeting at this stage but I will endeavour to do so.

Regards

Phil

From: Andy McMullan [<mailto:Andy.McMullan@freeths.co.uk>]
Sent: 11 June 2018 15:18
To: Philip Forster; David Staniland
Cc: Neil Taunt
Subject: RE: P/2017/0314 - proposed A1 and C3 development at Llay RBL

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Philip

Please find attached the report as requested.

In terms of your other comment, our drainage engineer has responded as follows:

'Our report suggests a reasonable fall back option of discharge to the sewer should it be discovered that soakaways are not able to provide all or part of the attention from the site eg due to unexpected variability of the ground conditions in areas which have not been tested. DCWW cannot deny a surface water connection if one is required.'

In short the tests concluded that soakaways are the preferred route however as you will appreciate the entire site was not tested and so this allows for this eventuality.

Could you confirm your timescales now moving forward to a conclusion of the application please as soon as possible?

Andy

From: Philip Forster <Philip.Forster@wrexham.gov.uk>
Sent: 08 June 2018 13:24
To: David Staniland <David.Staniland@freeths.co.uk>; Andy McMullan <Andy.McMullan@freeths.co.uk>
Cc: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Subject: P/2017/0314 - proposed A1 and C3 development at Llay RBL

Hello David/Andy,

I've had some initial comments back from our LLFA/Flood Management Officer. Can you assist me with the missing document?

There appears to be a missing document that is referenced in the amended FCA and drainage strategy (w10229-180417 – infiltration test report). This is required to verify the findings and conclusions of the FCA/Drainage Strategy. In addition it would also be advisable to obtain WW/DCs views on the potential for a connection to the public surface water sewer. The FCA/Drainage strategy does conclude that soakaway is suitable on site but then goes on to suggest a connection to the public sewer where soakaway is not available.

Thanks

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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