

Clare Whiting

From: Sharon Holman
Sent: 04 June 2018 08:21
To: planning_admin
Subject: FW: P/2018/0289 and 290 Tudor Drive, Penley.

Civ – flood officer resp to both files please

From: Neil Taunt
Sent: 04 June 2018 07:40
To: Sharon Holman
Subject: RE: P/2018/0289 and 290 Tudor Drive, Penley.

Hi Sharon,

As it has now been confirmed that there is an acceptable outfall to the system into WW/DCs network then i have no further concerns and can support the discharge of condition.

Thanks

Neil

From: Sharon Holman
Sent: 01 June 2018 09:29
To: Neil Taunt
Subject: P/2018/0289 and 290 Tudor Drive, Penley.

Hi Neil,

Welsh Water have now withdrawn the objection.

Kind regards
Sharon

From: Jones Alaw [<mailto:Alaw.Jones@dwrcymru.com>]
Sent: 01 June 2018 09:14
To: Sharon Holman
Subject: RE: PLA0033947 - P/2018/0289 and 290 Tudor Drive, Penley.

Dear Sharon,

Thank you for your e-mail enclosing a revised drainage scheme and infiltration tests results.

The applicant has also forwarded an e-mail to us directly outlining the Council's concerns in relation to a direct connection to the outfall.

Given that infiltration is not a viable means of disposing of surface water and that a direct connection to the outfall cannot be made for arboriculture reasons, we can confirm our agreement in principle to allow a surface water connection from the above development into the surface water public sewer at a rate not exceeding 5 litres per second. The principle of foul flows to be disposed of via the public sewerage system is considered to be acceptable.

In light of the above, we can support the application to discharge condition 6 from planning permission P/2014/0738.

We would be grateful if the following advisory notes could be issued with any decision notice.

Advisory Notes

The applicant will need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Should you have any queries, please do not hesitate to contact me.

Kind regards,
Alaw



Alaw Jones

Development Control Officer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water

Kinmel Park | Bodelwyddan | LL18 5TQ | T: 0800 917 2652 | www.dwrcymru.com

Developer Services have an on-line service at www.dwrcymru.com. Here you can find all the services available, complete application forms and also make payments. If you have a quotation you can pay for this on-line or alternatively by telephoning 0800 917 2652 using a credit/debit card.

*We will respond to your email as soon as possible but you should allow up to **10 working days** to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.*

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]

Sent: 29 May 2018 15:08

To: Neil Taunt <Neil.Taunt@wrexham.gov.uk>; services developer <developer.services@dwrcymru.com>

Subject: PLA0033947 - P/2018/0289 and 290 Tudor Drive, Penley.

Importance: High

***** External Mail *****

Dear all,

Please see attached drainage scheme and confirmation below that the infiltration tests have shown that this is not a viable means of dealing with surface water.

I would be grateful for to receive confirmation that the condition can now be discharged..

Many thanks
Sharon

Sharon Holman



Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



01978 298779



Wrexham County Borough Council, 16 Lord Street, Wrexham,
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From: Almar Construction LTD [<mailto:almarconstruction@aol.co.uk>]

Sent: 21 May 2018 14:22

To: Sharon Holman

Subject: Fwd: Tudor Drive, Penley.

Almar Construction LTD
Unit 3 Marlowe Court
Whitchurch Business Park
Whitchurch
Shropshire
SY13 1QR

Tel: 01270 440 045

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

From: Rob Ankers <robankers@betts-associates.co.uk>

To: almarconstruction <almarconstruction@aol.co.uk>; james <james@greenspacearchitects.co.uk>

Sent: Wed, 1 Feb 2017 11:44

Subject: RE: Tudor Drive, Penley.

Steve, James, further to the infiltration tests I can unfortunately confirm that infiltration will not be a viable means of dealing with surface water.

I did have a good site walkover to review alternatives and have a few ideas, I believe there is a solution but really best to deal with in a meeting. Are you both available for a meeting at our offices next week, say Tuesday 2:30pm to run through?

Robert Ankers

Director

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Attached Message

From	almarconstruction@aol.co.uk < almarconstruction@aol.co.uk >
To	Rob Ankers < robankers@betts-associates.co.uk >
Subject	Re: Tudor Drive, Penley.
Date	Thu, 26 Jan 2017 16:45:33 +0000

Hi Rob

I have checked with the Site Manager, Steve who says that there is only one buried service for electric. he knows exactly where it is placed and its marked out already. Steve will be on site to see you Monday and should you need his number he has asked me to pass it on.

Steve Williams 07794 854 658.

Regards

Julie

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

From: Rob Ankers <robankers@betts-associates.co.uk>
To: almarconstruction <almarconstruction@aol.co.uk>
Sent: Thu, 26 Jan 2017 10:57
Subject: RE: Tudor Drive, Penley.

Julie, confirmed, many thanks.

Do you have any buried services plans?

Robert Ankers

Director

BETTS ASSOCIATES & BETTS HYDRO

Civil & Structural Consulting Engineers & Specialists in Flood Risk

Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY

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Attached Message

From almarconstruction@aol.co.uk <almarconstruction@aol.co.uk>
To Rob Ankers <robankers@betts-associates.co.uk>
Subject Fwd: Tudor Drive, Penley.
Date Thu, 26 Jan 2017 10:54:05 +0000

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

From: almarconstruction <almarconstruction@aol.co.uk>
To: robankers <robankers@betts-associates.co.uk>
Sent: Thu, 26 Jan 2017 10:25
Subject: Re: Tudor Drive, Penley.

Dear Rob

Following your telephone conversation with Steve yesterday, I can confirm that we wish for you to proceed with the job and attend site on Monday 30th January to do the filtration tests.

We will supply the digger so on this basis the agreed price is £2250.00 + Vat.

Please confirm safe receipt and that the above is acceptable.

Regards

Julie
Almar Construction LTD.

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.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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