

AnnS Jones

From: Matthew Phillips
Sent: 05 April 2018 13:20
To: planning_admin
Subject: FW: 2042 - Former Caparo Site - Village Bakery - Drawing Issue: Discharge Drainage Conditions

Supporting information - P/2018/0232

From: Mike Hughes [mailto:Mike.Hughes@tieruk.com]
Sent: 04 April 2018 11:21
To: Gareth Edwards
Subject: RE: 2042 - Former Caparo Site - Village Bakery - Drawing Issue: Discharge Drainage Conditions

Gareth,

The ambient Dispatch building measures some 181 square metres and has been attenuated to a peak rate of discharge of 2 litres/second. If we consider the existing building footprint which measures some 10,955m² and apply a flat rate of rainfall of 50mm/hour the peak flow off site is circa 152 litres/second. If we consider the new building incorporating the addition 181m² with the outflow restricted then the discharge from site can be noted as a peak rate of 154 litres/second which is insignificant when considering this level of rainfall.

In terms of volume then the existing site would discharge a volume of 333.3 cubic metres and the site with the additional area would discharge 338.8 cubic metres during the 1 in 100 year design storm + 30% to cater for climatic change. Although there is a slight increase in peak flow and volume this is considered negligible in terms of the overall site. In addition the additional area has been restricted to 2 litres/second which is the minimum practical flow rate.

Regards,

Mike



Mike Hughes
Director

Tier Consult

Richmond House, Sandpiper Court, Chester Business Park, Chester, CH4 9QZ

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From: Gareth Edwards [mailto:gareth@dpadesign.co.uk]
Sent: 04 April 2018 10:07
To: Mike Hughes
Subject: FW: 2042 - Former Caparo Site - Village Bakery - Drawing Issue: Discharge Drainage Conditions

DPA Ref: 17056/5.4

Hi Mike,

Could you provide a short summary in response to Matthew's comments below in that the scheme makes matters no worse than existing. If you could do on your letter headed paper and then I'll e-mail to Matthew for sign off.

Thanks for your help.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of



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Please consider the environment before printing this email

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 04 April 2018 09:40
To: Gareth Edwards
Subject: RE: 2042 - Former Caparo Site - Village Bakery - Drawing Issue: Discharge Drainage Conditions

Gareth,

Neil is off at the moment – I understand he is sick so won't be back in for a few weeks.

I am aware that this was an issue prior to determination but from recollection I think the approach we agreed was that the attenuation should effectively off-set the increase run-off from the small additional hard surfaced area.

I note the drainage scheme submitted includes a surface water attenuation scheme but I could do with a brief summary from the drainage engineer which shows calculated volumes of existing run-off vs proposed run-off with the development plus mitigation. If it is clear that the scheme makes matters no worse than existing then I don't think I'd need to wait for Neil to return before I determine the application.

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: Gareth Edwards [<mailto:gareth@dpadesign.co.uk>]
Sent: 22 March 2018 17:32
To: Matthew Phillips
Subject: RE: 2042 - Former Caparo Site - Village Bakery - Drawing Issue: Discharge Drainage Conditions

DPA Ref: 17056/6.0
Planning Ref: P/2017/1046

Dear Matthew,

Please find attached Microdrainage calculations to accompany the discharge of condition application.

I look forward to hearing from you shortly.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of



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From: Gareth Edwards [<mailto:gareth@dpadesign.co.uk>]
Sent: 22 March 2018 14:12
To: Matthew Phillips (Matthew.Phillips@wrexham.gov.uk)
Subject: FW: 2042 - Former Caparo Site - Village Bakery - Drawing Issue: Discharge Drainage Conditions

DPA Ref: 17056/6.0
Planning Ref: P/2017/1046

Dear Matthew,

Further to planning approval being granted for the above I attach herewith a copy of the SW drainage proposals submitted in connection with condition 3.

A formal application has been submitted via the Planning Portal, however to perhaps to move this forward you could forward this to the drainage team at WCBC in the meantime.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of



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From: Dan Lewis [<mailto:Daniel.Lewis@tieruk.com>]
Sent: 17 March 2018 09:57
To: gareth@dpadesign.co.uk
Cc: Mike Hughes
Subject: 2042 - Former Caparo Site - Village Bakery - Drawing Issue: Discharge Drainage Conditions

Gareth,

Please find attached our proposed surface water drainage plan for the above project in order to discharge the relevant drainage conditions.

Regards,

Dan



Dan Lewis
Technician

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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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