

Cerys Jones

From: Sharon Holman
Sent: 27 September 2016 14:30
To: planning_admin
Subject: FW: P/2016/00751 Discharge of condition no.6 Ellesmere Lane, Penley
Attachments: RE: P/2016/00751 Discharge of condition no.6 Ellesmere Lane, Penley

Civ – flood officer resp

From: Neil Taunt
Sent: 27 September 2016 14:04
To: Sharon Holman
Subject: RE: P/2016/00751 Discharge of condition no.6 Ellesmere Lane, Penley

Hi Sharon,

I have reviewed the submitted General Arrangements Plan and am satisfied that the proposed drainage layout, capacity and attenuated discharge rate do comply with our standard requirement. It has not been demonstrated that the ditch on the roadside frontage to the site does actually connect into the local drainage network. To ensure that there is no increase in flood risk to the surrounding area I would request that additional information is submitted to demonstrate a connection is present and functioning prior to discharging the condition.

In addition, I did also raise a couple of questions in my email response to Andrew Gough on the 31st August that do not appear to have been answered (please see attached email).

The applicant is also reminded that consent under Section 23 of the Land Drainage Act is required for any culverting works or damming of the neighbouring ditch be it either permanent or temporary. I would suggest the applicant ensures consent has been received from the Flood and Water Management Team prior to commencing any culverting works on site. It would appear that some infilling of the roadside ditch has already taken place to facilitate access to the site.

If you have any further questions please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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From: Sharon Holman
Sent: 30 August 2016 16:20
To: Neil Taunt
Subject: FW: P/2016/00751 Discharge of condition no.6 Ellesmere Lane, Penley

I see you already have this. Please let me know what you think?

Thank you
Sharon

From: Andrew Gough [<mailto:andrew@awgough.co.uk>]
Sent: 24 August 2016 17:45
To: Sharon Holman; Neil Taunt
Cc: osian jones; 'osian@om-architecture.co.uk'; 'sajenner@yahoo.com'
Subject: P/2016/00751 Discharge of condition no.6 Ellesmere Lane, Penley

Dear Sharon,

I have been forwarded a copy of your email to Osian Jones at OMarchitecture with specific reference to the comments offered by the Drainage and Highway Officers. I have amended the layout plan and this is attached for your use and information. I also offer the following comments.

- All notes have been suitably updated following site porosity testing. Unfortunately the ground does not have adequate porosity to permit the use of soakaways. Unfortunately this note should have been amended within the recent submission. The drainage proposals include an attenuation system using modular crates.
- The drainage proposals and attenuation system up to and including the 1 in 30 year event will be offered for adoption by Welsh Water in accordance with Sewers for Adoption 7th Edition. This will include the foul drainage. The attenuation feature to accommodate the 1 in 100 year event + climate change will be maintained under a Management Company, which will also be responsible for the access road, driveway and shared area.
- The road and service verges will not be offered for adoption and these will remain private and maintained within a Management Company.
- A suitable application will be made to the Flood and Management Team for the purposes of a consent for the twin 225mm diameter pipes under the access road. These smaller pipes are required to ensure a minimum amount of cover is provided. A reinforced concrete slab will be provided above the pipes to provide suitable protection.
- Junction visibility splay have been indicated to be 2.4m x 56m as requested by the Highway Officer.
- Internal junction visibility splays of 2.4m x 25m have also been provided.
- Appropriate low level bollard lighting is proposed to the footpath which runs along the site boundary and within the development. It is considered that appropriate lighting to likely footway standards exist along Ellesmere Lane.

I trust the above answer the points raised by the officers and you will now be in a position to discharge the relevant conditions.

Should you have any further queries regarding the above please do not hesitate to contact me.

Kind regards

Andy Gough
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