

Cerys Jones

From: Sharon Holman
Sent: 30 September 2016 15:30
To: planning_admin
Subject: FW: P/2015/0561 - Outline application for residential development at Wrights Garage , Hall Street Penycae, Wrexham

Importance: High

Civ – flood officer response

From: Neil Taunt
Sent: 30 September 2016 15:24
To: Sharon Holman
Subject: RE: P/2015/0561 - Outline application for residential development at Wrights Garage , Hall Street Penycae, Wrexham

Hi Sharon,

I would normally expect any soak away testing to be carried out in accordance with BRE 365. It is expected that the soakaway tests undertaken are representative of conditions when installing the actual structures.

The submitted tests were undertaken on 3 pits, each appear to be 30cm by 30cm by 30cm. I would have reservations that these test would give a reasonable representation of ground conditions likely to be experience as they will only marginally penetrate the topsoil layer. BRE365 would suggest trial pits of 1 to 3m long, 0.3 to 1m wide, at a depth of 1.5 to 2.5m.

In addition I would also normally expect an indication of soakaway volume required to ensure sufficient space is available within the proposed development site to cater for the design 1 in 100 year + climate change event. I would not expect this to be determined by building control as detailed within the submitted report.

If you have any further questions then 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: 02 September 2016 10:25

To: Neil Taunt

Subject: FW: P/2015/0561 - Outline application for residential development at Wrights Garage , Hall Street Penycae, Wrexham

Hi Neil,

Bit of an old one but I now have some additional drainage information for your consideration. Please see attached.

Kind regards
Sharon