

AnnS Jones

From: Philip Forster
Sent: 02 August 2016 15:53
To: planning_admin
Subject: FW: Rhosymedre P/2015/0949

Welsh water response

From: Jones-Hughes Henry [mailto:Henry.Jones-Hughes@dwrcymru.com]
Sent: 02 August 2016 09:26
To: Philip Forster
Subject: RE: Rhosymedre P/2015/0949

Hi Phil

Thanks for sending this through. I don't have any issue with the principle of the proposed drainage. They should carry out infiltration testing to be sure that this method will work. The network has experienced flooding downstream from this site so we would not be able to take surface water if infiltration testing failed. Therefore the comments I initially provided on this application would not change

I believe there are watercourses in the area which the developer could look to connect to as an alternative.

Regards
Henry



Henry Jones-Hughes
Development Control Officer | Developer Services | Dwr Cymru Welsh Water
PO Box 3146 | Cardiff | CF30 0EH | T: 0800 9172652 | F: 02920 740472 | Ext. 65813

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From: Philip Forster [mailto:Philip.Forster@wrexham.gov.uk]
Sent: 02 August 2016 09:05
To: services developer
Cc: Jones-Hughes Henry
Subject: FW: Rhosymedre P/2015/0949

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

Grid Ref: SJ2840142477 328401 342477
Site: Land off & West of Park Road Rhosymedre
Development: Residential development of 30 dwellings

Dear Henry/DCWW,

I am in receipt of amended plans for a scheme which you have previously commented on. Your reference number on your response is **PLA0016480**.

The developer has considered the comments received by DCWW as well as comments of our own Flood Officer and NRW and offered the following detail. I have consulted NRW our Flood Officer separately.

I would be grateful for any comments you may make on the attachments and the content in the email below.

Many thanks

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY



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From: A Stewart [<mailto:a.stewart@saxonby.com>]

Sent: 29 June 2016 15:36

To: Philip Forster

Subject: RE: Rhosymedre P/2015/0949 - S106 Education Contribution

Hi Phil,

I hope you are well.

Please find attached the Planning Drainage Layout, which also illustrates Highways. You will note that the POS has now been replaced with an Infiltration Basin.

I note Welsh Water proposed the following Condition: *"No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network."*

We believe the Condition should rather read *"No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network unless all other methods of surface water drainage have been considered. This will need to be explored and exhausted before a connection into the public sewer can be considered."*

In the event soakways do not work, the area will be fenced off as an Area for Wildlife.

Do you require anything else from myself at this stage to produce a draft recommendation and conditions?

Kind regards,

Alastair

Alastair Stewart BA (Hons) MPlan MRTPI
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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 23 June 2016 10:49
To: A Stewart
Subject: RE: Rhosymedre P/2015/0949 - S106 Education Contribution

Hi Alastair,

Thanks for your confirmation on this matter. I will spend some time on this application over the next few days with a view to drafting a recommendation and some conditions to look at. I look forward to receiving the amendments to overcome some of the concerns previously raised and will consult with colleagues accordingly.

Phil

From: A Stewart [<mailto:a.stewart@saxonby.com>]
Sent: 20 June 2016 16:40
To: Philip Forster
Subject: Rhosymedre P/2015/0949 - S106 Education Contribution

Good afternoon Phil,

I write to confirm that Saxonby and Wales & West Housing Association are happy with the £58,800 S106 contribution suggested. I note from our earlier conversation that this figure may also include the contribution in lieu of on-site provision of POS; confirmation of this would be much appreciated.

As discussed, I will submit an amended layout produced by our Architect/Engineer for your consideration shortly, which reflects the Highways Officer comments received, provides drainage detail and also removes the on-site POS, which will now be an area fenced off as an area for wildlife.

Are you able to confirm whether the application will be going to Planning Committee or determined under delegated powers?

Kind regards,

Alastair

Alastair Stewart BA (Hons) MPlan MRTPI
Planning Consultant
Saxonby
7 Sweetlake Business Village
Shrewsbury



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