Clare Whiting

From: Matthew Phillips
Sent: 08 September 2016 15:32
To: planning_admin
Subject: FW: P/2016/0601 - Total Fitness (submission of details required by conditions attached to P/2015/0812)

Flood officer comments

From: Neil Taunt
Sent: 16 August 2016 08:29
To: Matthew Phillips; Phil Palmer
Subject: RE: P/2016/0601 - Total Fitness (submission of details required by conditions attached to P/2015/0812)

Hi Matthew,

With regards to condition 6 this clearly defines both responsibility and management intention. I am happy for the condition to be discharged.

Thanks

Neil

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

01978 729734
Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW
Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty,Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW
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From: Matthew Phillips
Sent: 10 August 2016 12:56
To: Phil Palmer; Neil Taunt
Subject: FW: P/2016/0601 - Total Fitness (submission of details requried by conditions attached to P/2015/0812)

Phil/Neil,

Please see attached from regarding P/2016/0601. I'd be grateful for your comments. With regards to the drainage the agent forwarded me the following:

Condition 06 - Drainage. *Our highway designer has now amended the plans at the site access so as to be consistent with the RBA detailed drainage drawings, I will forward the drawings immediately following this email. With regards to the surface water drainage for roof water and private drive water we will place the responsibility into the management of the drainage system into the management company who will empty the catchpits annually, and collect funds each year so that the geo – cellular soakaways are replaced every 50 years. This is the arrangement that prevails at our sidings development (the former remploy site).*

Regards

Matthew Phillips
Planning Officer/Swyddog Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Michael Forgrave [mailto:michael.forgrave@gowerhomes.co.uk]
Sent: 04 August 2016 09:38
To: Matthew Phillips
Subject: FW: P/2016/0601 - Total Fitness (submission of details requried by conditions attached to P/2015/0812)

Morning Matthew,
Further to my email yesterday please see attached amended drainage to site entrance and the amended CEM plan.
Mike.

Michael Forgrave Managing director
michael.forgrave@gowerhomes.co.uk
Tel: 01978 291 364
www.gowerhomes.co.uK
8 Temple Row | Wrexham | LL13 8LY

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From: Peter Todd [mailto:peter.todd@scptransport.co.uk]
Sent: 03 August 2016 16:30
To: Michael Forgrave (michael.forgrave@gowerhomes.co.uk) <michael.forgrave@gowerhomes.co.uk>
Cc: Andy James <andy.james@scpdesign.co.uk>
Subject: FW: P/2016/0601 - Total Fitness (submission of details requried by conditions attached to P/2015/0812)

Hi Mike,

Email and attachments as discussed.

If you need anything in the meantime then please let me know.

Kind Regards
Pete

Regards
Peter Todd
Associate Director
On behalf of
S|C|P
Transportation Planning : Infrastructure Design
Colwyn Chambers • 19 York St • Manchester • M2 3BA
Tel 0161 8324400

Email: peter.todd@scptransport.co.uk
Web: www.scptransport.co.uk

From: Peter Todd
Sent: 27 July 2016 12:57
To: 'Michael Forgrave' <michael.forgrave@gowerhomes.co.uk>
Subject: RE: P/2016/0601 - Total Fitness (submission of details requried by conditions attached to P/2015/0812)

Hi Mike,

Please find attached the updated access drawing and CEM plan.

The access drawing has been updated in line with the drainage proposals shown on the '50310 03A Drainage GA S104 Agreement' drawing. The only difference is that we have proposed a gully on the southern kerb line to tie in with the level design for the access. The drainage plans shows the gully location to be on the eastern kerb line which will need amending to reflect our drawing.

In terms of the CEM, we have provided additional text to address the Council's comments and prepared the swept path plans. The swept paths of the large delivery vehicles show overrun into the opposing lanes when exiting the site. We have therefore suggested the use of a Banksman and given that these movements will be relatively infrequent it should not be an issue for the Council.

I hope the above and attached is of assistance but any queries then please let me know.

Kind Regards
Pete

Regards
Peter Todd
Associate Director
On behalf of

Transportation Planning : Infrastructure Design
Colwyn Chambers • 19 York St • Manchester • M2 3BA
Tel 0161 8324400
Email: peter.todd@scptransport.co.uk
Web: www.scptransport.co.uk

From: Michael Forgrave [mailto:michael.forgrave@gowerhomes.co.uk]
Sent: 19 July 2016 18:41
To: Peter Todd <peter.todd@scptransport.co.uk>
Cc: 'Parry Davies Architects Ltd' <pdparchitects@aol.com>
Subject: FW: P/2016/0601 - Total Fitness (submission of details requried by conditions attached to P/2015/0812)

Hello Pete,
See attached and below, please could you assist with the points raised in the 14/07 memo relating to conditions 8 and 9.
Would you be able to address these points in the next 7 days?
Mike.

Michael Forgrave Managing director
michael.forgrave@gowerhomes.co.uk
Tel: 01978 291 364
www.gowerhomes.co.uK
8 Temple Row | Wrexham | LL13 8LY

Take a look at our new look website www.gowerhomes.co.uk featuring our current and upcoming developments

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 19 July 2016 10:42
To: Michael Forgrave <michael.forgrave@gowerhomes.co.uk>
Subject: P/2016/0601 - Total Fitness (submission of details requried by conditions attached to P/2015/0812)

Mike,

There are a number of outstanding issues regarding the details submitted in respect of the above:

Condition 03: Contamination

I have yet to receive the most up to date version of the site assessments/remediation details

Condition 06: Drainage

Please see the attached comments from Highways and from the Senior Flood Management Officer.

Condition 08: Construction Environment and Management Plan

Please see the attached comments from Highways.

Condition 09: Site access

Please see the attached comments from Highways.

Condition 11: Landscaping

No details of hard landscaping – i.e. boundary walls and fences, together with a timescale for the implementation of hard landscaping details, has been submitted.

Regards

Matthew Phillips
Planning Officer/Swyddog Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

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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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