

Clare Whiting

From: Matthew Phillips
Sent: 03 October 2016 10:35
To: planning_admin
Subject: FW: Tomlinson's Dairies P/2016/0739

Flood Officer comments

From: Neil Taunt
Sent: 30 September 2016 14:54
To: Matthew Phillips
Subject: RE: Tomlinson's Dairies P/2016/0739

Hi Matthew,

The submitted information does detail how the surface water mitigation for the site will progress over each phase of works. It is essential that the surface water management is not compromised at any point during the phasing of the works. To this end I would recommend that at each stage of the development on site works resulting in additional impermeable surfaces are only commenced once sufficient capacity has been achieved within the on-site surface water management scheme. Would you be able to advise on the best mechanism to secure this? This could be included as an amendment to the submitted Surface water phasing plan, or would specific conditions be more appropriate?

If you wish to discuss this further please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management 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 Wreccsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW
🌐 wrexham.gov.uk | wreccsam.gov.uk
🐦 twitter.com/wrexhamcbc | twitter.com/cbswreccsam
📘 facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam

From: Matthew Phillips
Sent: 13 September 2016 10:48
To: Neil Taunt
Subject: FW: Tomlinson's Dairies P/2016/0739

Neil,

Please can I have your comments on the above?

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: Ian Reynolds [<mailto:ian@hastonreynolds.co.uk>]
Sent: 12 September 2016 14:32
To: Matthew Phillips
Cc: Neil Taunt; 'David Haston'
Subject: RE: Tomlinson's Dairies P/2016/0739

Dear Matthew / Neil,

Please see the attached drawings and text which Alan Brough Associates have forwarded to explain the phasing of the surface water drainage works. Please treat the drawings as diagrammatic, as many of the surface levels indicated are currently being revised to final scheme design and there are also a number of typos due to the preliminary issue of the drawings. Given the time constraints, we would prefer to get something to you to illustrate the engineers phasing methodology.

With regards to the question of culverting the ditch at the hedgerow, we think the ABA draughtsman has assumed that a ditch exists in this location but we believe that it is already piped / culverted; as is the downstream pipework across the adjacent property (Kalver) which eventually terminates at a ditch and then the River Gwenfro south east of the site.

We trust the drawings and text are self-explanatory but if there is anything else that you require please let me know.

Kind regards

Ian Reynolds
Haston Reynolds
+44 (0) 1902 840548
+44 (0) 7903 182688
ian@hastonreynolds.co.uk

This email is from Haston Reynolds Ltd and is intended only for the individual to whom it is addressed. This email and any attachment may contain confidential information and if you are not the intended recipient you must not copy, distribute or use the information. If you receive this email in error, please notify us on 01952 770055 and destroy and delete the message and any attachment from your computer.

You should carry out your own virus check before opening any attachment to this email. We accept no liability for any loss or damage which may be caused by software viruses or by the interception or interruption of this email.

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 12 September 2016 12:05
To: Ian Reynolds
Subject: FW: P/2016/0739

Ian,

It would be useful to have the details required in the second paragraph in addition to a response to the third paragraph. However if it isn't possible to get the design details this matter could be dealt with via a condition. I know you were keen to avoid pre-commencement conditions wherever possible but I understand that this would be more of an issue with phase 1 than 2 and 3?

Regards

Matthew

From: Neil Taunt
Sent: 15 August 2016 12:33
To: Matthew Phillips
Subject: P/2016/0739

Hi Matthew,

Thanks you for the recent consultation on the above application.

I have no objection in principle to the surface water scheme as outlined within the submitted FCA but do require additional detailed design information with regards to the attenuation pond, as well as information regards how the works will be planned and undertaken to ensure no detriment to flood risk (i.e. transition from old to new attenuation ponds). I would be happy for this information to be required prior to the commencement of works as a condition if that is acceptable in this instance.

In addition, the applicant should be advised that any works affecting ditches or watercourses on the site may require consent under section 23 of the Land Drainage Act. WCBC are generally opposed to culverting of watercourses and it is noted on the Proposed Drainage Layout Phase 2 (dwg no. 600) indicates the receiving watercourse for the attenuated outfall will be culverted. Additional information is required on proposals for this watercourse and justification for why it would need to be culverted.

If you have any question on the above then please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management 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

🌐 wrexham.gov.uk | wrecsam.gov.uk

🐦 twitter.com/wrexhamcbc | twitter.com/cbswrecsam

📘 facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

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

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth

ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm