

Woodsyde Developments Limited

Development Consultants



*Directors: Mr A W Gough
Mrs L M Gough*

Mr N Taunt
Senior Flood Management Officer
Environment & Planning,
Wrexham County Borough Council,
Abbey Road South,
Wrexham Industrial Estate,
Wrexham. LL13 9PW.

30th September 2016

Dear Neil,

Proposed Residential Development on Land off Ellesmere Lane, Penley, Wrexham.
By Primesave Developments Ltd

I refer to our recent telephone conversation regarding the above.

With regard to the works proposed to the existing ditch across the frontage to the development I confirm the following.

On inspection it appears that there is a solid 150mm clay pipe lying approximately 150mm – 200mm below the bottom of the ditch. From the excavation of a short section the pipework appeared in good order and was bedded and surrounded in gravel. Observations indicated that the road gullies along Ellesmere Lane connect to this pipe, most likely on 'T' junctions. The pipe outfalls to the watercourse which passed along the south western boundary. The ditch and watercourse terminates in a square stop end before discharging via two 225mm diameter pipes under the road. A manhole cover is evident in the property to the north east of Ellesmere Lane, where the culverted watercourse changes direction to run between existing properties.

The ditch and pipework are clean and the surface water appears to run unrestricted, through the system.

With regard to the existing ditch along the site road frontage the proposals are to clean the bottom by removing any overgrowth that has collected over the recent years. This will not affect the existing clay pipes. The area over which the site access road will pass will be provided with twin 225mm diameter pipes to convey any water that may collect in the ditch and allow it to discharge to the watercourse. It is noted that from inspection there are no other pipes or connections to the ditchcourse.

The two 225mm diameter pipes will be bedded and surrounded in reinforced concrete to provide adequate protection and a suitable detail is indicated on Drawing PN-RC-603 - Road Construction Details. Monolithic concrete headwalls will be provided to either end of the proposed pipework.

I trust the above will enable you to complete your final assessment of the site drainage and you will now be in a position to advise your Planning Colleague that the relevant planning conditions can now be discharged.

I look forward to receiving your comments in due course. However, should you have any queries or require any additional information please contact me.

Yours sincerely,

A W Gough