



Tier Environmental Ltd
Chadwick House
Warrington Road
Warrington
WA3 6AE

Neil Taunt
Senior Flood Management Officer
Environment and Planning
Wrexham County Borough Council
Abbey Road South
Wrexham
LL13 9PW

BY EMAIL

23 August 2016

Ref: T/16/1794/PRA/L01

Dear Neil,

RE: PLANNING APPLICATION P/2016/0735, WYNNSTAY TECHNOLOGY PARK, RUABON. ROUTE OF SURFACE WATER CULVERT BENEATH THE SITE.

This letter is provided in support of planning application P/2016/0735 for the proposed development of land at Wynnstay Technology Park, Ruabon. and follows from your email to Sharron Holman (dated 8th August 2016) and our telephone conversation on 22nd August 2016.

This letter present findings of investigation works undertaken by Tier Environmental to determine the route of the surface water course which is identified on mapping as passing beneath the Site in a generally north to south direction. I have attached copy of the GroundSure drawing is which shows the culvert beneath the Site.

Investigation Works

GroundSure have confirmed that their mapping determines the route of the culvert by simply drawing a straight line between the sinks and the outfall. In order to confirm the actual route of the culvert on 15th July 2016 Tier Environmental undertook a sonde survey and the route mapped at surface using a CAT scanner.

The culvert was found to run in a southwesterly direction from the headwall, passing beneath the northwestern corner of the Site before heading south along the footpath to the west of the Site. The route of the culvert is shown on drawing T/16/1794/PRA/3 which is appended to this letter.

• Structural Engineering	• Civil Engineering	• Project Management	• Planning Supervision
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Impact on Development

The proposed development has been designed such that no buildings are proposed over the confirmed route of the culvert. A plan showing the proposed layout is appended to this letter.

Kind Regards,

A handwritten signature in black ink, appearing to read "Jeff Shuttleworth", written over a horizontal line.

Jeff Shuttleworth BSc (Hons)

Senior Geoenvironmental Consultant

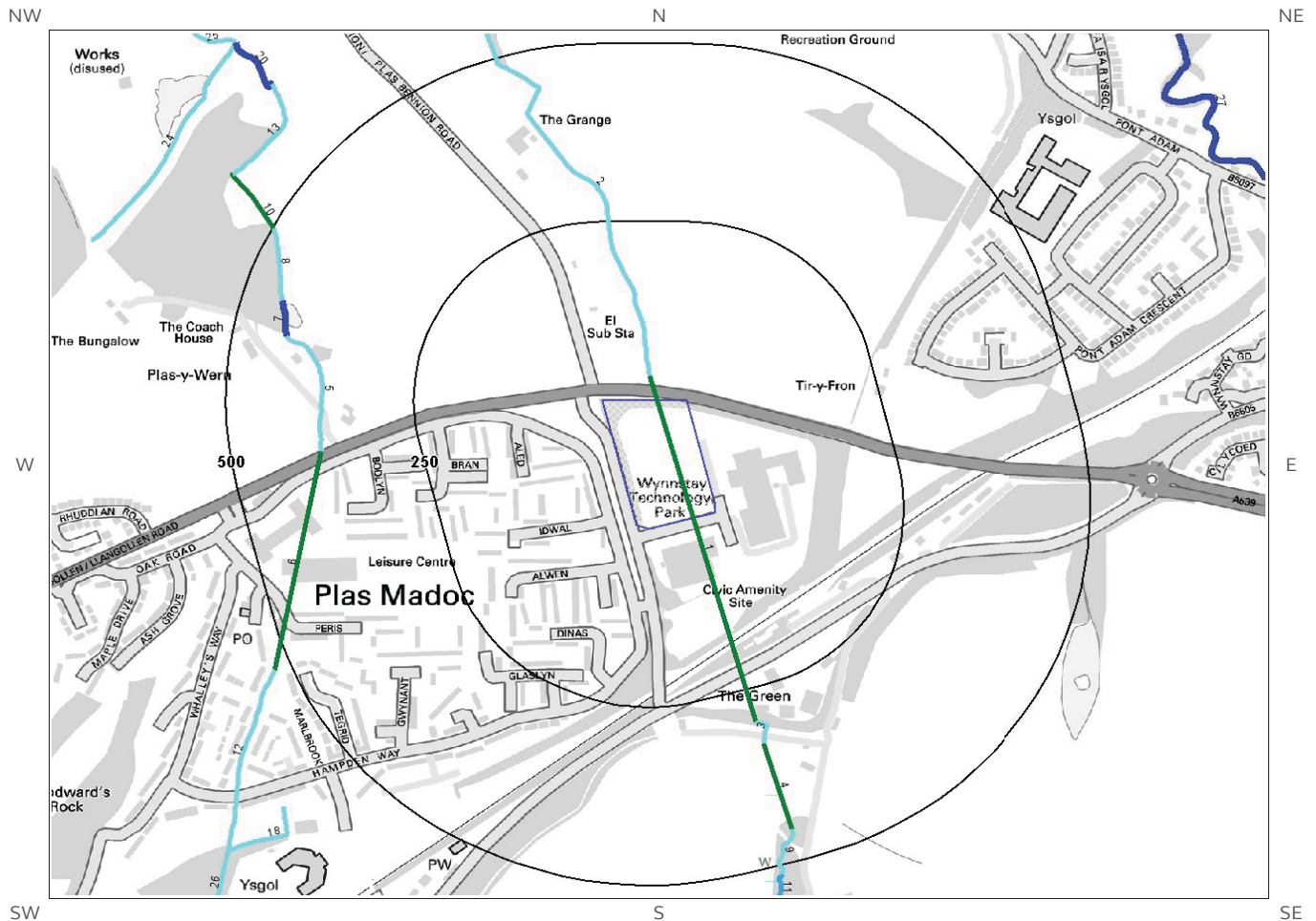
Tier Environmental Ltd

Encs. Culvert Location Plan – Groundsure

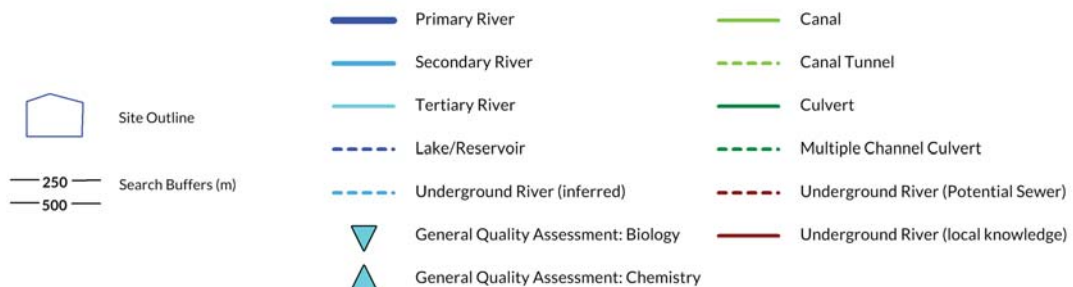
Culvert Trace Plan

Proposed Development Plan

6e. Hydrology – Detailed River Network and River Quality



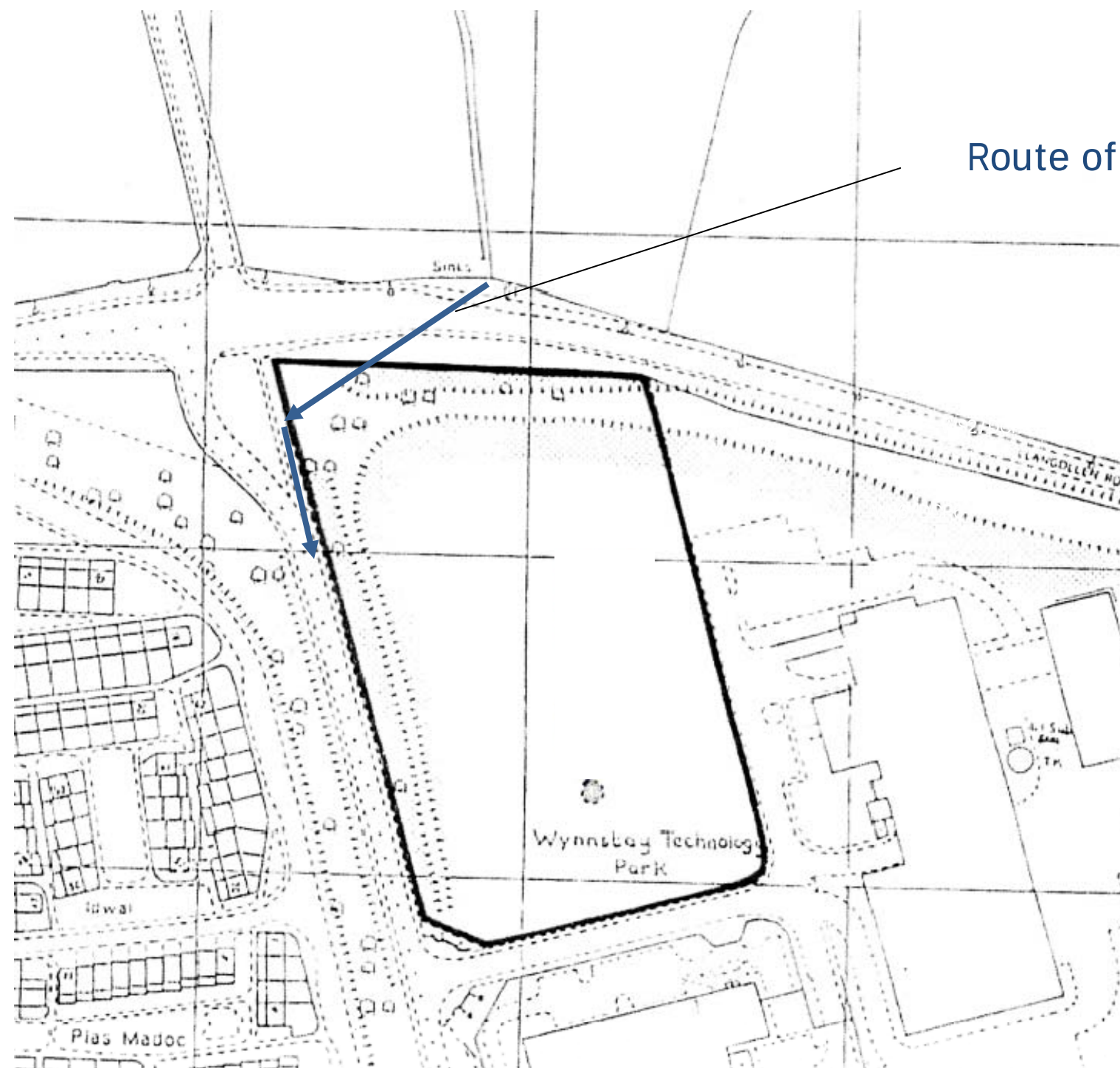
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Culvert Route

Contract Number	T/16/1794
Contract	Land at Wynnstay Technology Park
Client	NS Holdings



Route of culvert as determined by sonde

Scale	NTS		
Drawn by	CEB	Approved	JS
Drawing Number	T/16/1794/PRA/3		



General Notes

1. Contractor to verify all dimensions and check level datums on site
2. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement
3. All prints, specifications and their copyright are the property of TACP Architects Ltd
4. Do not scale off drawings
5. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd

APPROXIMATE AREAS

1085m² Public Open Space (0.27 Acres)

3300m² Woodland Area (0.82 Acres)

x28no. 3 Bedroom Housing Unit
Note - min. x10no. (25%) Units to be affordable housing

x9no. 4 Bedroom (3 Storey) Housing Unit

A1 Retail Unit - 4000sqft / 370m²
Note - Potential future expansion for 300m² unit indicated

x6no. Light Industrial Unit
1500sqft / 140m²

Risk Assessment

Revisions

[illegible]

Consultants:

Client

Hatrick Properties

Project Title

Wynnstay Technology Park, Wrexham

Drawing Title

Proposed Site Layout - Option 4

Scale 1 : 500@A1	Date 25-07-16	Drawn By JH	Checked By JFB	Office Wrexham
Job Number 15044		Drawing Number ST-04		Revision

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