

Cerys Jones

From: Matthew Phillips
Sent: 22 July 2016 15:00
To: planning_admin
Subject: FW: Croesnewydd

Flood officer comments P/2016/0602

From: Neil Taunt
Sent: 22 July 2016 12:27
To: Matthew Phillips; Phil Palmer
Subject: RE: Croesnewydd

Hi Matthew,

Assuming WW/DC adopt the 1 in 30yr system and responsibility for the 1 in 100yr system is taken on by a management company then I am satisfied that condition 6 can be discharged.

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

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From: Matthew Phillips
Sent: 19 July 2016 10:49
To: Neil Taunt; Phil Palmer
Subject: FW: Croesnewydd

Neil/Phil,

Please see attached and below. I'd be grateful for any further comments you have.

Regards

Matthew

From: Stuart Andrew [<mailto:Stuart.Andrew@macbryde-homes.co.uk>]
Sent: 18 July 2016 11:48
To: Matthew Phillips

Cc: Simon Macbryde; Kevin Williams
Subject: RE: Croesnewydd

Good Morning Matthew,

Further to my email below please find attached our consultant REFA's revised S104 Agreement Plan for Croesnewydd Road, Wrexham, which indicates the extent of the drainage network to be adopted by DCWW or privately managed.

Hopefully this is sufficient to address the comments made in respect of Condition 6 by Peter Outhwaite on the attached memo dated 13th July, and also the request for clarification from Neil Taunt on the ownership of the various parts of the proposed system, as per the attached email.

In response to Neil's comment regarding the need for confirmation from DCWW that they will adopt the system, we already have already met with them to discuss our proposals and have a verbal agreement in principle to the design. The Section 104 submission was made on Friday 15th July and we would expect the technical approval of the design to take no more than 4 weeks.

I have received your email this morning with the comments of Angela guy attached, and have forwarded them to Marc Fawcett of Betts Associates, who wrote the Remediation & Validation Report, and am now awaiting his response. I would hope to have a reply to you on Angela's comments by the end of the week.

Regards,

Stuart Andrew
Design Manager
for **Macbryde Homes Ltd**

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From: Stuart Andrew
Sent: 15 July 2016 10:00
To: 'Matthew Phillips'
Cc: Kevin Williams
Subject: RE: Croesnewydd

Hi Matthew,

Thanks for your email.

In respect of condition 6 our engineering consultant is already in the process of amending the S104 drawing to indicate the respective ownership of the various elements of the drainage system to respond to the comments from Neil Taunt that you sent over earlier in the week. DCWW will be adopting the whole surface water drainage system through a Section 104 agreement, excluding the off-line cellular storage under the play area which will be privately managed, initially by ourselves and then through a suitable qualified private management company which will appoint

in perpetuity. The amended drawing will obviously indicate this and should be sufficient to address the request for confirmation of the extent of adoption requested here. I will have this available to send to you on Monday.

In respect of condition 8 we will take no action as you request below. Obviously if you do need anything further please don't hesitate to contact me.

In respect of condition 21 I have provided the consultation response to our transport consultant Steve Bowers of CBO Transport Ltd and requested he provide me with proposals for amending the document as requested. The amended document will be provided to you as soon as possible.

Regards,

Stuart Andrew
Design Manager
for **Macbryde Homes Ltd**

Direct Tel: 01745 536675

Mobile: 07712 889986

Main Tel: 01745 536677

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E-mail: stuart.andrew@macbryde-homes.co.uk

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 15 July 2016 08:54

To: Stuart Andrew

Subject: Croesnewydd

Stuart,

Please see attached from Highways. There is one point for clarification regarding the details submitted in respect of condition 6 and some comments regarding the details submitted in respect of condition 21. I don't need anything further regarding condition 8. This is something that can be dealt with directly between you and Highways via the s38/s278 process.

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.

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.

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