

AnnS Jones

From: Sharon Holman
Sent: 27 May 2016 14:15
To: planning_admin
Subject: FW: 095-01 Croesnewydd Modifications P/2016/0401
Attachments: Standard Detail - Accessway Ramp.pdf

Civ – further highway response

From: Phil Palmer
Sent: 27 May 2016 13:36
To: Sharon Holman
Subject: RE: 095-01 Croesnewydd Modifications PP/2016/0401

Hi Sharon

The only issue I have is how the first section of the access will be drained as they are now proposing a kerb to kerb table which will mean surface water will build up at this point. Given the proposed layout, we would only wish to adopt up to and including the initial rumble strip / tactile (see attached detail). A rumble strip with 150mm wide clear channels either side would allow surface water run-off to flow past whereas the kerb to kerb table will prevent this.

Could you please ask the applicant to clarify how the first section of the access will be drained and provide appropriate details.

Regards, Phil

From: Sharon Holman
Sent: 26 May 2016 08:57
To: Emma Broad; Phil Palmer; Anna Irwin; Neil Taunt
Subject: FW: 095-01 Croesnewydd Modifications PP/2016/0401
Importance: High

Hi All,

Following your consultation responses, please see amended plans attached and summary of amendments below.

I would be grateful for your further comments as soon as possible.

Thank you
Sharon

From: Paul Harrison [<mailto:paulharrison@harrisondd.co.uk>]
Sent: 25 May 2016 16:38
To: Sharon Holman
Subject: 095-01 Croesnewydd Modifications PP/2016/0401

Sharon

On behalf of First Choice Housing Assoc and jph architects and in response to various WCBC officer comments I attach revised drawings for external layouts for Croesnewydd. These include:

- 095-01-300 General Arrangement Rev B
- 095-01-320 External Layout Rev B
- 095-01-350 Planting Schedules Rev A

- 095-01-500 Illustrative Materials Palette Rev A

And

095-01-320 External Layout Rev B- marked up with tracking

I have set out briefly below how changes respond to officer comments. I trust this is all to your satisfaction.

Response 4th May Service Manager Environment ref ENV/DC/PP/2016/0401

Access

Recommends 2m wide footways both sides to limit of adoption plus ramp detail – Memo References a plan not attached with original memo. That plan since received from Phil Palmer and that adoptable detail now reflected in scheme on drawings 095-01-300 General Arrangement Rev B and 095-01-320 External Layout Rev B– (email received from Phil Palmer 24.05.16 to that effect)

Internal Layout

recommends swept path details for 11.2m refuse vehicle-

Recommends 8m radii to turning heads –included

See version of **095-01-320 Rev B** marked up with tracking path details and kerb radii annotated

Attenuation Lagoons

Access - Recommends '8m radii' to turning heads- now shown (See version of **095-01-320 Rev B** marked up with tracking path details and kerb radii annotated)

Footway Crossing Link

'Relocation of crossing point to a point NE of access' – note included on drawing **095-01-320 Rev B** notes that this to be subject of agreement

Proposed stepped pedestrian access 'considered unnecessary' : stepped access now removed from drawings

Street Lighting

'Appropriate scheme of lighting'

Note stating "Scheme of road lighting to be agreed" shown on drawings

Landscaping

Landscape treatments to highways verge -

Notes added to drawings to the effect that tree planning on highways verge would be subject to agreement with Highways Authority

External Layout Plan e-mail 18.05.2016 Sharon Holman

'external layout plan not consistent with the site location plan. External layout needs to include all of the land within the red line to show the proposed landscaping and detailing the ecology buffer zones adjacent to the river (to be fenced off)'.

An additional drawing **095-01-300 General Arrangement Rev B** - now included to show full extent of external areas.

Ecology and Planting Email Emma Broad (ecologist) Memo: 17th May 2016

See drawing 095-01-350 Rev B

'addition of post and rail fencing with sheep netting (or similar)'- now shown on drawings

'access to stream to be removed'- now removed

'Planting scheme the following species should be removed

Carpinus betulus, Populus tremula Ulmus procera. Populus

nigra subsp betulifolia' – removed and mix altered

Note on invasive species included on planting drawing **095-01-**

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Thanks and regards

Paul Harrison CMLI
Director

For and on behalf of

Harrison Design Development

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m: 07956 913 242

t: 01352 758 077

e: paulharrison@harrisondd.co.uk

w: www.harrisondd.co.uk

Harrison Design Development Ltd

**110 High Street,
Mold, Flintshire,
CH7 1BH**

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