

Cerys Jones

From: Janet Sutherberry
Sent: 13 April 2016 11:11
To: planning_admin
Subject: FW: Conditions 12 and 13 re Planning Conditions application P/2015/0792 Talwrn Farm, Legacy

Please attach to planning file – flood officer response – do not post to web

From: Neil Taunt
Sent: 22 March 2016 10:50
To: Janet Sutherberry
Subject: RE: Conditions 12 and 13 re Planning Conditions application P/2015/0792 Talwrn Farm, Legacy

Hi Janet,

I have reviewed the submitted information and am now satisfied with regards to the surface water design, and would be happy for you to discharge the condition.

I would repeat my previous comment with regards to any alterations to the culvert at the entrance to the site and the requirement for consent if works are required.

Many thanks

Neil

From: Janet Sutherberry
Sent: 17 March 2016 15:31
To: Neil Taunt
Subject: FW: Conditions 12 and 13 re Planning Conditions application P/2015/0792 Talwrn Farm, Legacy

Hi Neil,

Following earlier comments regarding this one, they have sent me this extra information. Does this overcome your concerns about their earlier submission?

Janet

Janet Sutherberry
Senior Planning Officer / Uwch Swyddog Cynllunio



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From: Ian Pick [<mailto:ian@ianpick.co.uk>]

Sent: 22 February 2016 07:30

To: Janet Sutherberry

Subject: Fwd: Conditions 12 and 13 re Planning Conditions application P/2015/0792 Talwrn Farm, Legacy

Janet

Please find enclosed the information to satisfy conditions 12 and 13.

Regards

Ian.

Ian Pick | Principal Planning Consultant

Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
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Drifffield
East Yorkshire
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Begin forwarded message:

From: "Miles Flather" <miles.flather@ldcl.co.uk>

Subject: RE: Conditions 12 and 13 re Planning Conditions application P/2015/0792 Talwrn Farm, Legacy

Date: 15 February 2016 11:15:00 GMT

To: "Ian Pick" <ian@ianpick.co.uk>

Ian,

I've put together two cross sections of the proposed attenuation pond - see attached.
This system will only work if the platform level for the unit is at 145.000mAOD as stated in my original report. This level coincides with the average ground levels across this area.

Also attached is pond and swale maintenance recommendations taken from the recognised CIRIA SuDS manual.

As requested I have also provided information below on the emergency route for surplus water:

An assessment of the existing site levels and proposed development details has been made to determine possible flood flow routes of surplus water generated during extreme rainfall events or resulting from the possible blockage of the proposed drainage system.

The site at Talwrn Farm slopes from west to east. There is a slight depression along the centre of the site field which eventually forms into a shallow scrape along the eastern boundary (See Appendix 1a). This pond is at the lowest section of the field and surface water collects here. Further to the east in the neighbouring field which is also owned by the applicants is a large shallow pond which extends to approx. 675m². Currently natural surface water flows from the site field will flow into this feature. Surplus flows from this larger pond then pass over a sluice like feature into the small natural watercourse located along the northern boundary. From the site the stream falls steeply in an easterly direction for approx. 150m where it then joins Pentrebychan Brook.

Should there be an extreme rainfall event (e.g. 1 in 100 yrs) surplus flood flows from the proposed unit building and hardstanding areas will be directed northwards onto the lower lying grassed area. From here flows will naturally migrate eastwards into the scrape feature along the eastern boundary. Likewise should the proposed attenuation system outfall pipes become blocked in anyway, overflow water will follow the natural contours to the east into the scrape and larger pond in the adjoining field. The scrape and larger pond will provide some buffer storage before flows will follow the natural flow route into the stream.

There is very little chance of surplus flows from the site heading in northerly, southerly or westerly directions.

kind regards,

Miles Flather
Consultant

Tel 01377 236010
Mob 07594 284046

Land Drainage Consultancy Ltd
Cowslip Office, Fimber, Drifffield, East Yorkshire
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From: Ian Pick [<mailto:ian@ianpick.co.uk>]
Sent: 07 February 2016 20:24
To: Miles Flather
Subject: Fwd: Conditions 12 and 13 re Planning Conditions application P/2015/0792 Talwrn Farm, Legacy

Miles.

We are in the process of discharging the conditions on Talwrn Farm. They have asked for some cross section details in addition to your report. The request is below.

Please can you have a look at this and let me have something as soon as you can.

Thanks

Ian.

Ian Pick | Principal Planning Consultant

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Begin forwarded message:

From: Janet Sutherberry <Janet.Sutherberry@wrexham.gov.uk>
Subject: Conditions 12 and 13 re Planning Conditions application P/2015/0792
Talwrn Farm, Legacy
Date: 28 January 2016 16:44:15 GMT
To: Ian Pick <ian@ianpick.co.uk>

Hi Ian,

Is there any further progress regarding these two conditions – as per my email of 5.1.16 – see below? These are the only pre-commencement conditions that still need to be resolved to date.

Regards
Janet

From: Janet Sutherberry
Sent: 05 January 2016 10:46
To: 'Ian Pick'
Cc: Neil Taunt
Subject: FW: planning conditions application P/2015/0792 - Talwrn Farm, Legacy, Wrexham

With regards to conditions 12 and 13, I have now received comments from our Flood Management Officer (Neil Taunt), and he considers that the submitted information is not sufficient to allow either of these conditions to be discharged.

Accordingly it is requested that detailed cross sections are submitted concerning the proposed attenuation pond design. There is some confusion within the report and appendix as to proposed levels.

This information should also include details of the proposed emergency route for surplus water.

Information is also required as to the proposed maintenance regime to ensure the function of the system will be secured over the development lifetime.

I am also advised that there is a requirement to obtain Land Drainage Consent for any culverting works required (for the access into the field if this is a new structure). I believe this will be altered to allow the larger vehicles?

If you need to discuss any of these items, I enclose Neil's contact details below:

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



01978 729734



Housing, Public Protection and Environment Department, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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I trust any amended information will be forwarded to me if any part of the submission for conditions 12 and 13 is changed.

Janet Sutherberry

Senior Planning Officer / Uwch Swyddog Cynllunio Job title

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