

Cerys Jones

From: Philip Forster
Sent: 29 January 2016 15:40
To: planning_admin
Subject: FW: P/2015/0968 - ERECTION OF NEW BAKERY - LAND SOUTH OF ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, LL13 9UG

NRW response

From: Thomas, Gareth [<mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>]
Sent: 29 January 2016 15:06
To: Philip Forster
Cc: Emma Broad; Ellis, Matthew
Subject: P/2015/0968 - ERECTION OF NEW BAKERY - LAND SOUTH OF ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, LL13 9UG

Dear Mr Forster,

Thank you for referring us to the additional surface water drainage documentation which has been submitted in response to our previous consultation comments, dated 25th January 2016.

In their drainage statement Teir Consult suggest that they have used "Microdrainage" software to derive the "greenfield" runoff calculations for the development site. They have suggested a runoff rate of 16.8 litres per second and this is to be directed to Redwither Brook. Unfortunately, there is no information within the submission to illustrate how they have derived the runoff values using Institute of Hydrology 124 methodology (e.g. what average annual rainfall totals, soil type values have been used in their calculation). The absence of this information, does not allow us to technically review their drainage proposals nor assess whether the proposed runoff rates are acceptable from a flood risk perspective.

The effective management of surface water is a material planning consideration and it is our view that the above matters should be addressed **prior** to the determination of the planning application.

Could you please confirm as to whether further information has been submitted in this regard? Could we therefore please request that the deadline to our formal response is extended until Friday, 12th February 2016?

Kind regards,

Gareth Thomas

Ymgynghorydd Cynllunio Datblygiad / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales

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Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

