

Susan Davies

From: Matthew Phillips
Sent: 14 April 2016 16:41
To: planning_admin
Subject: FW: Plas Power.P/2015/0967. Drainage Full site

Flood Officer comments

From: Neil Taunt
Sent: 13 April 2016 13:36
To: Matthew Phillips
Subject: RE: Plas Power.P/2015/0967. Drainage Full site

Hi Matthew,

I have reviewed the amended calculations that now appear to cater for the full development of the site. The proposed scheme would result in a maximum forward flow from the site of 41.42l/s, betterment to the existing situation. To ensure surface waters are managed on site up to and including the 1% event with an appropriate allowance for climate change, an attenuation volume of 220m3 is required (210m3 below ground and 11m3 above ground).

This satisfies out normal requirements to ensure surface waters are appropriately managed and I have no objection to the condition being discharged.

If you have any other questions then please let me know.

Many thanks

Neil

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

✉ Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Cyngor Bwrdeistref Sirol Wreccsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW

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From: Matthew Phillips
Sent: 12 April 2016 16:32
To: Neil Taunt
Subject: FW: Plas Power.P/2015/0967. Drainage Full site

Neil,

How does this all look now?

Regards

Matthew

From: Jo Redmond [<mailto:jo.redmond@struttandparker.com>]
Sent: 12 April 2016 14:27
To: Matthew Phillips
Subject: FW: Plas Power.P/2015/0967. Drainage Full site

FYI Matthew

From: Alan Kane [mailto:alan_kane_net@btinternet.com]
Sent: 12 April 2016 13:24
To: Jo Redmond; neil.taunt@wrexham.gov.uk
Subject: Plas Power.P/2015/0967. Drainage Full site

Jo / Neil.

Amended drawing and calculation to allow for storage for full site, still based on the 41 litres/s agreed below.

****please respond to ensure receipt****

ALAN KANE
KANE DESIGN
01 978 855888
07751 183528

**** Preliminary scheme analysis for drainage / roads **adoptable road / drainage design ** private drainage** sustainability reports ** transport reports ** site access issues and surfacing ** earthworks ** vehicle autotrack ****

-----Original message-----

From : jo.redmond@struttandparker.com
Date : 12/04/2016 - 10:24 (GMTST)
To : alan_kane_net@btinternet.com
Subject : RE: Plas Power.P/2015/0967. Drainage

Hi Alan,

Just to confirm – the number of dwellings the attenuation need to cover is 8 as this is what the planning consent is for.

Let me know if you want to discuss. I've spoken to Neil and said the updated calc will be with him 3 – 3.30pm today.

Thanks

Jo

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From: Jo Redmond
Sent: 12 April 2016 10:10
To: alan_kane_net@btinternet.com
Subject: FW: Plas Power.P/2015/0967. Drainage

Alan,

Re below

Kind Regards

Jo

From: Neil Taunt [<mailto:Neil.Taunt@wrexham.gov.uk>]
Sent: 12 April 2016 08:58
To: Matthew Phillips
Cc: Jo Redmond
Subject: RE: Plas Power.P/2015/0967. Drainage

Hi Matthew,

I have had a look at the submitted information for the site. The submitted data would indicate soakaway is not a viable option for the site. The applicant is proposing to attenuate surface water flows generated from the site to 41l/s which does appear to be a betterment when compared to the existing situation. This would require provision of approximately 11m³ of attenuation storage for the 1% event with an allowance for climate change. From the submitted drawings and calculations it is unclear as to whether this attenuation volume is required to cater for the 4 no. dwellings proposed for phase 1, or for the development of 16 dwellings, with Dwg. 1292/101 rev. D noting that larger storage/attenuation system and flow control will be required to cater for the full development. Discharge from the site would appear to be to the fishpond to the south of the site, then onwards into the wider drainage network.

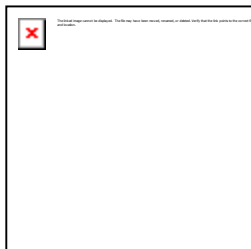
Prior to discharge of the condition, I would request that confirmation is provided as to what development scenario the proposed scheme covers (i.e. Phase 1 or the full development of 16 properties).

If you have any questions then please let me know.

Many thanks

Neil

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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From: Matthew Phillips
Sent: 06 April 2016 16:45
To: Neil Taunt
Subject: FW: Plas Power.P/2015/0967. Drainage

Neil,

Once you have had chance to have a look at this I'd be grateful for your comments.

Regards

Matthew

From: Jo Redmond [<mailto:jo.redmond@struttandparker.com>]
Sent: 30 March 2016 11:54
To: Matthew Phillips; Neil Taunt
Cc: alan_kane_net@btinternet.com; Oliver Hill; Dave Bates
Subject: RE: Plas Power.P/2015/0967. Drainage

Dear Matthew and Neil,

Please find below and attached additional drainage information/clarification requested.

I look forward to hearing from you regarding acceptability to satisfy the condition.

Kind Regards

Jo

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Neil.

I enclose my response to your comments below.

Item 1: Soakaways.

Test were conducted on 22 March. Results are included. Infiltration rates fell far short of what would be required for workable soakaways.

Item 2: Submitted calculations and run-off betterment.

The proposed site run-off is now been based on the 1 in 1 year storm event (51.77 litres/s) as requested, with a betterment of 20% deducted. This gives a permissible discharge of 41.42 litres/s.

I have used a Hydrobrake flow control to limit flow. Previously, when larger discharges were considered, I had mentioned using a penstock for flow control. However, a Hydrobrake will now suffice. Equally, the existing 255mm off-site pipework is now adequate. Based on the proposed rebuild, no storage is required for the 30 year storm. The 100 year (plus 30%) storm generates 11m³ of flooding, but this can be accommodated above ground. I have indicated an area of car-parking / hard-standing than be used to bund this volume. There would also be some storage available in the flow control manhole.

Refer to:

- Preliminary drawing 1291-101 Drainage Feasibility-smaller scheme Revision D is enclosed.
- Proposed Impermeable Area Drawing 1292-102
- Existing Impermeable Area Drawing 1292-103

Detailed design has not been undertaken. This would include:

- Sizing the flow control manhole
- Exact storage figures
- Exact areas of proposed properties and drainage outlet locations

Item 3: Existing 225mm diameter piped system

Plans are enclosed:

- Existing sewer route:
- Extract from historical map. Note the manhole nearest the site is not indicated on this.

This surface water sewer is within the ownership of Plas Power Estates, and is fully operational. It discharges to the existing pond.

Please contact Strutt and Parker if you require any further information.

****please respond to ensure receipt****

**ALAN KANE
KANE DESIGN
01 978 855888
07751 183528**

From: Neil Taunt
Sent: 14 March 2016 11:29
To: Matthew Phillips
Subject: RE: Plas Power Home Farm

Hi Matthew,

Sorry for the delay in responding.

I have reviewed the attached documents and have a number of concerns with regards to proposed scheme.

The attached Geotechnical report makes the presumption that soakaways would not function sufficiently on the site, although no infiltration testing has been carried out on potentially suitable trial pit locations. Based on the report conclusions there has been no inclusion of soakaway within the proposed drainage scheme.

With regards to the submitted calculations for pre and post development runoff, the assumption has been made that all existing runoff up to and including the 1 in 30 yr storm is an appropriate restriction to post development flows from the site. I would normally expect, for a brownfield development, any proposals to result in betterment when compared to the existing 1 in 1 year event, with the overall aim of post development flows being much closer to the equivalent greenfield rate for the site. The proposed scheme would result in a post development free discharge from the site (126l/s) for events approaching the 1 in 30 year. No betterment is proposed. No details are included as to how any attenuation, including supporting calculations, would be achieved (other than reference to a penstock prior to discharge into an existing 225 diam pipe).

No detail is included as to the receiving existing 225mm diam. piped system, including ownership, condition and ultimate discharge point. I hold no records of a watercourse in this location or details of any surface water sewer network.

If you have any questions on the above then please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd

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