

Susan Davies

From: Matthew Phillips
Sent: 06 April 2016 11:52
To: planning_admin
Subject: FW: P/2016/0270 Summerhill: draiange design: Intergrated drainage information

Flood Officer comments P/2016/0270

From: Neil Taunt
Sent: 06 April 2016 08:51
To: Matthew Phillips
Subject: P/2016/0270 Summerhill: draiange design: Intergrated drainage information

Hi Matthew,

I have reviewed the submitted information and would make the following comments. I would normally expect to see soakaways carried out in accordance with the requirements of BRE 365, the submitted data does not appear to satisfy this. No trial pit logs have been included to demonstrate variation in ground conditions across the site.

Looking at the submitted information it would appear there is a significant variation in the infiltration rate across the site which would lead me to question the validity of assuming the infiltration rate for all private soakaways based on a limited number of tests carried out in support of the highway adoption. I would suggest individual soakaway designs are based on appropriate tests at appropriate locations. This will ensure individual soakaway sizes are based on relevant information to its location.

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 Swydddog 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: Alan Kane [mailto:alan_kane_net@btinternet.com]
Sent: 05 April 2016 16:13
To: Neil Taunt
Cc: Matthew Phillips
Subject: Re: RE: Summerhill: draiange design: Intergrated drainage information

Neil

We took five infiltration tests, plus there were two from way back, before SG bought the site. It was difficult to get the JCB to the higher parts of the site anyway.
In my report, on the summary page, I have the column "soakaway test reference". This relates to these soakaway tests A to E. These were sent to Peter in Highways, and I've just realised you might not have had it. I've enclosed it.
This gives the soakaway test locations and values for tests A to E.

ALAN

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

From : Neil.Taunt@wrexham.gov.uk
Date : 05/04/2016 - 15:53 (GMTST)
To : alan_kane_net@btinternet.com
Cc : Matthew.Phillips@wrexham.gov.uk
Subject : RE: Summerhill: draiange design: Intergrated drainage information

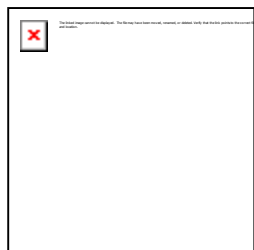
Hi Alan,

I've had a look through the submitted information. Would you be able to confirm how the soil infiltration rates that have been used in the "calculation of soakaway – Private" tables have been derived? The table states "from tests" but the timings/location/dimension etc. of the tests have not been included.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management Officer / Uwch Swydddog Rheoli Llifogydd

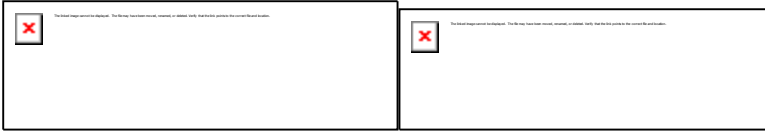


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From: Alan Kane [mailto:alan_kane_net@btinternet.com]
Sent: 29 March 2016 11:12
To: Neil Taunt; diane@sgestates.co.uk; Matthew Phillips; 'Steve Griffin'
Subject: Summerhill: drainge design: Intergrated drainage information

Matthew / Neil

I refer to your correspondence dated 24 March, planning reference P/2016/0270
The following information is enclosed. Please note I have not presented this in report format. let me know if this is required.
Surface water drains to soakaways.

Foul: Section 104

Welsh Water approved drawing 1261-21 Rev B
Welsh Water Completion of legal agreement 18 March 2016
Welsh Water technical approval

Highway Drainage: Section 38 (soakaways)

Drawing 1261-22 Rev D
Highway approval dated 15 March 2016
Soakaway Results and report. (results also used for private soakaway design)

Private Surface Water Drainage

Private drainage summary
Private drainage soakaways - individual soakaway design for each plot
Drawing 08 - Private drainage and external works
Drawing 101 -Private impermeable areas.

I trust this will enable Neil to approve the condition, but please contact me if any other information is required.
Thanks

****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 ****

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!

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