

Cerys Jones

From: Philip Forster
Sent: 25 January 2016 11:00
To: planning_admin
Subject: FW: New Bakery and Offices, Ash Road, Wrexham Industrial Estate - Revised Drainage NRW:00960408

P/2015/0968 NRW response

From: Knowles, Ryan [mailto:Ryan.Knowles@cyfoethnaturiolcymru.gov.uk]
Sent: 25 January 2016 10:36
To: Philip Forster; Thomas, Gareth
Cc: Neil Taunt; North Planning
Subject: RE: New Bakery and Offices, Ash Road, Wrexham Industrial Estate - Revised Drainage NRW:00960408

Hi Phil,

Thanks for your email.

The submitted Microdrainage Calculation Sheet does not show how the “greenfield” runoff rates for the site have been derived. This information is required, so that we can check that appropriate parameters have been used in the relevant calculations. Can you request this information from the Applicant/Developer or would you like us to formally respond to the consultation and base our comments on the information that has been provided to date?

Thanks, Ryan

Ryan Knowles

Dadansoddi Risg Llifogydd /Flood Risk Analysis

Cyfoeth Naturiol Cymru / Natural Resources Wales, Buckley Office, Chester Road, Buckley, CH7 3AJ.

Ffôn/Tel: 0300 065 3906

Gwefan / Website:

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

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.

From: Philip Forster [mailto:Philip.Forster@wrexham.gov.uk]
Sent: 25 January 2016 10:28
To: Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>
Cc: Neil Taunt <Neil.Taunt@wrexham.gov.uk>; Knowles, Ryan <Ryan.Knowles@cyfoethnaturiolcymru.gov.uk>; North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Subject: RE: New Bakery and Offices, Ash Road, Wrexham Industrial Estate - Revised Drainage NRW:00960408

Hi Gareth,

I sent an email to you last week. See attachment. There is a Microdrainage calculation sheet in here. Our Flood Officer, Neil Taunt has made comments on the submission I've also attached.

Let me know if this is not what you're after.

Thanks

Phil
Philip Forster
Planning Officer/Swyddog Cynllunio
Development Control/Rheoli Datblygu



01978 298786
Wrexham County Borough Council, 16 Lord Street, Wrexham, LL11 1LG
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From: Thomas, Gareth [<mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>]
Sent: 25 January 2016 10:03
To: Philip Forster
Cc: Neil Taunt; Knowles, Ryan; North Planning
Subject: FW: New Bakery and Offices, Ash Road, Wrexham Industrial Estate - Revised Drainage NRW:00960408

Hi Phil,

Any chance that you can confirm the point raised within Ryan Knowles' email below regarding the run-off calculation information submitted with this application?

Thanks,

Gareth

From: Development Control North Wales
Sent: 25 January 2016 09:58
To: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>; Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>
Cc: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Subject: RE: New Bakery and Offices, Ash Road, Wrexham Industrial Estate - Revised Drainage NRW:00960408

Gareth,

Before we comment formally on the latest drainage information, is there any chance you can contact the Planning Officer at WCBC and ask whether the developer has submitted any additional drainage calculations (other than the ones available on WCBC's planning website)?

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. Unfortunately, there is no information within the submission to illustrate how they have derived the runoff values using IOH124 techniques (e.g. what average annual rainfall totals, soil type values have been used in their calculations). 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.

Regards, Ryan

Ryan Knowles

Dadansoddi Risg Llifogydd /Flood Risk Analysis

Cyfoeth Naturiol Cymru / Natural Resources Wales, Buckley Office, Chester Road, Buckley, CH7 3AJ.

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From: North Planning

Sent: 22 January 2016 09:20

To: Development Control North Wales <development.control.north.wales@cyfoethnaturiolcymru.gov.uk>;

Stephenson, Lucy <Lucy.Stephenson@cyfoethnaturiolcymru.gov.uk>

Subject: FW: New Bakery and Offices, Ash Road, Wrexham Industrial Estate - Revised Drainage NRW:00960408

Lucy,

Please see further information on this case. I'm guessing that WCBC will also upload the information to their website, but thought I'd forward it on, in case.

Thanks,

Gareth

----- Original Message -----

From: Philip.Forster@wrexham.gov.uk

Received:

To: Gareth Thomas; Gareth Thomas; North planning; North Planning Mailbox Queue

Cc: Neil Taunt

Subject: New Bakery and Offices, Ash Road, Wrexham Industrial Estate - Revised Drainage

P/2015/0968 - New Bakery and Offices, Ash Road, Wrexham Industrial Estate

Dear Gareth,

Following on from my email on Tuesday I have received further drainage info for the above application reference. I'm sorry for sending this in dribs and drabs! Hopefully you can pass this in to your colleagues.

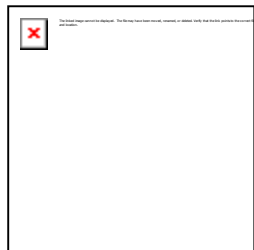
Regards

Phil

Philip Forster

Planning Officer/Swyddog Cynllunio

Development Control/Rheoli Datblygu



01978 298786



Wrexham County Borough Council, 16 Lord Street, Wrexham, LL11 1LG



Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG



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From: Gareth Edwards [<mailto:gareth@dpadesign.co.uk>]

Sent: 21 January 2016 13:45

To: Philip Forster

Subject: FW: New Bakery and Offices, Ash Road, Wrexham Industrial Estate - Revised Drainage

1501

Ref: P/2015/0968

Dear Phil,

Further to me forwarding Tier Consults drainage drawings by e-mail 15 January 2016 they have provided me with the amended set attached, which also includes a drainage design philosophy and calculations.

I would therefore be grateful if you could substitute with the ones in your possession.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIQB
Director

For and on Behalf of

Design & Planning Associates Limited
Belgrave House
15 Salop Road
Oswestry
Shropshire
SY11 2NR

Tel: 01691 659595

Fax: 01691 670263

Mobile: 07912 355 615

email gareth@dpadesign.co.uk

www.dpadesign.co.uk

From: Mike Hughes [<mailto:Mike.Hughes@tieruk.com>]

Sent: 21 January 2016 08:00

To: Gareth Edwards

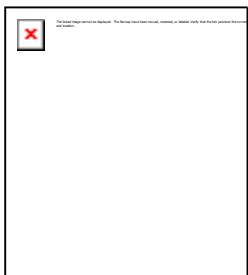
Subject: Wrexham - Village Bakery

Gareth,

Please find attached the updated drainage layout, the surface water drainage design philosophy statement and the surface water storage calculations for the 1 in 30 year storm.

Regards,

Mike



Mike Hughes
Director

Tier Consult

Richmond House, Sandpiper Court, Chester Business Park, Chester, CH4 9QZ

Tel: (01244) 684900

Fax: (01244) 684901

www.tierconsult.co.uk

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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