

AnnS Jones

From: Matthew Phillips
Sent: 12 January 2016 16:17
To: planning_admin
Subject: FW: P/2015/0382 - Land off North Road, Ponciau V3 NRW:00960358

Please add as NRW response to P/2015/0382

From: North Planning [<mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk>]
Sent: 12 January 2016 16:14
To: planning_admin; Matthew Phillips
Cc: Knowles, Ryan; Neil Taunt
Subject: FW: P/2015/0382 - Land off North Road, Ponciau V3 NRW:00960358

Matthew,

Thank you for your email relating to the above, which we received on 11 January 2016.

The Applicant has provided a copy of a drainage plan that had been produced to support a Reserved Matters planning application for a previously approved residential scheme on the site (your ref: P/2009/1030).

Although we understand that this information has not yet formally been submitted to your Authority as part of the current planning application (and in theory should not be considered in the determination of this case), the information does suggest that previous agreements have been established with the relevant landowner(s) to secure a drainage easement from the development site to the nearest watercourse.

This would be essential, as additional information from the Applicant's Architect suggests that soakaway/infiltration techniques would not technically viable onsite, nor would Welsh Water be able to accept surface water runoff from the developed site into their combined sewer network.

From a flood risk perspective, the proposed discharge rate of between 3.51 and 5 litres per second would be acceptable, as would the proposed discharge point (subject to landowner approval). Provided that these measures can be implemented then we would have no objections to the development proposal. Your drainage department who act as the Lead Local Flood Authority (Neil Taunt), will be able to advise you about the design requirements associated with the proposed on-site surface water drainage scheme. They will also advise on whether or not an appropriately worded condition should be imposed on any planning approval to secure the implementation of an appropriate and sustainable surface water disposal scheme.

We therefore have no objection to the application, and are satisfied that the proposed drainage scheme is acceptable in principle.

Kind regards,

Gareth Thomas
Development Planning Advisor, NRW
0300 065 3786

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 11 January 2016 08:41

To: Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>
Subject: FW: P/2015/0382 Land at North Road, Ponciau, Wrexham

Gareth,

With regards to the drainage part of NRW's comments, as the applicant's agent points out a surface water attenuation scheme was approved for the site in conjunction with a previous development proposal (reserved matters approval P/2009/1030). I have pointed out to the applicant's agent that they have referred to the use of soakaways on the site so should provide evidence that this is feasible as well as the fact that all of the details previously submitted have not been submitted as part of this application so cannot be taking into account unless it is.

Notwithstanding the above, would the proposed drainage scheme (albeit needing some modifications to suit the erection of 23 dwellings rather than 17) be acceptable in principle?

Regards

Matthew

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 07 January 2016 09:15
To: Matthew Phillips
Subject: Re: P/2015/0382 Land at North Road, Ponciau, Wrexham

Matthew,

I have been in discussions with my client with regards to the surface water drainage strategy requested by NRW.

The previous application for the site provided in depth surface water calculations & drawings.

From information available to me using the online planning register, the original scheme for surface water was proposed

to be connecting to DCWW drainage as a combined system. This was later understood to not be a viable option and a letter

of easement was obtained by our client to connect into a water course located on Ty Gwyn Farm, a copy of which I attach.

As there where previous drawings and calculations completed for the site, I don't believe further information is required.

Although the site layout varies from the drawings completed for the surface water strategy, the information available

outlines the proposals to:

1. Deal with the surface water.
2. Storage of surface water allowing a slow rate of discharge to water course acceptable by NRW.
3. Sketch illustrating location of tank and outfall direction to Water Course. (previous scheme illustrated)

Should NRW require anything further please let me know.

Please note: Foul Water is to vary from scheme illustrated on drawing attached.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services
Tel: 01978 356500
email: Dafydd@blueprintarchitectural.com

From: [Matthew Phillips](#)

Sent: Wednesday, December 23, 2015 12:57 PM

To: [Dafydd Edwards](#)

Subject: RE: P/2015/0382 Land at North Road, Ponciau, Wrexham

Dafydd,

You were copied in on the NRW response to the application. I am hoping to be able to get them to lift their objection regarding protected species however their comments about surface water will need to be addressed.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]

Sent: 21 December 2015 14:35

To: Matthew Phillips

Subject: Re: P/2015/0382 Land at North Road, Ponciau, Wrexham

Matthew,

Please find attached amended plans and design and access statement for the above mentioned application.

I trust the amendments provided are satisfactory.

Should you require anything further please do not hesitate to contact me.

Our office is closed from tomorrow until the 4th of January.

The blueprint team would like to wish you a Merry Christmas and a Happy New Year.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services
Tel: 01978 356500
email: Dafydd@blueprintarchitectural.com

From: [Matthew Phillips](#)

Sent: Thursday, December 17, 2015 8:46 AM

To: [Dafydd Edwards](#)

Subject: RE: P/2015/0382 Land at North Road, Ponciau, Wrexham

Dafydd,

I think if 22 were left as it is but you had another look at the other two. If there were only 2 spaces it for those plots it wouldn't be a major issue particularly as this is an illustrative plan and will probably be revisited by a developer in any case.

Regards

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 17 December 2015 08:10
To: Matthew Phillips
Subject: Re: P/2015/0382 Land at North Road, Ponciau, Wrexham

Morning Matthew,

Many thanks for your prompt response to the amended plan sent over. To provide some garden the Plots 16, 18 & 19 1 parking space would be lost, would this be a problem??

Regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services
Tel: 01978 356500
email: Dafydd@blueprintarchitectural.com

From: [Matthew Phillips](#)

Sent: Wednesday, December 16, 2015 11:24 AM

To: [Dafydd Edwards](#)

Subject: RE: P/2015/0382 Land at North Road, Ponciau, Wrexham

Dafydd,

Almost there. I think fronts of plots 1-3 should be parallel with the highway rather than at an angle. I am also a little concerned about the large frontage parking to plots 16, 18 and 22. If those could be amended so that there is some garden to the front then I think that would be everything sorted.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 15 December 2015 16:11
To: Matthew Phillips
Subject: P/2015/0382 Land at North Road, Ponciau, Wrexham

Matthew,

Please find attached amended layout for the above mentioned planning application.

This amended layout is based on discussions you had with Stuart, and discussions with our client wishing to

remove a plot reducing unit numbers to 23.

Please let me know your thoughts on this amended layout, providing you are happy we can formally submit the

design changes.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services
Tel: 01978 356500
email: Dafydd@blueprintarchitectural.com

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