

Judith Williams

From: Janet Sutherberry
Sent: 12 January 2016 11:08
To: planning_admin
Subject: FW: Ash Road, Wrexham Industrial Estate P/2015/0843
Attachments: P.2015.0843 - Land off Ash Road - Erection of industrial unit class B2 - Remove flood objection.pdf

Please attach to planning file – NRW amended response

From: Jones, Bryn [mailto:Bryn.Jones@cyfoethnaturiolcymru.gov.uk]
Sent: 12 January 2016 11:00
To: Janet Sutherberry
Cc: ted@engineeringandmore.co.uk; Matt@d2architects.co.uk; North Planning
Subject: Ash Road, Wrexham Industrial Estate P/2015/0843

Dear All,
Please find attached our response to the additional information provided in relation the above planning application.

Regards
D Bryn Jones

From: Janet Sutherberry [mailto:Janet.Sutherberry@wrexham.gov.uk]
Sent: 11 January 2016 16:45
To: Jones, Bryn <Bryn.Jones@cyfoethnaturiolcymru.gov.uk>
Subject: FW: Ash Road, Wrexham Industrial Estate P/2015/0843

Bryn

I refer to your letter dated 9.12.15 regarding the above item.

I am not sure that your response has considered an amended plan which was submitted by the agent on 2.12.15 – i.e. drawing no. 04 Rev A?

This was posted to the Council's web site on that day.

You may also wish to review the comments below from Ted Ruffell (in separate email) re comments from Ryan Knowles.

The agent also submitted the following information to help explain the plans a bit further:

1. A dotted line across the road indicating the approximate line of the connection between the on-site attenuation drainage and the watercourse on the other side.
2. A note on the site side of the line that says ' Surface Water discharge from the site to be restricted to 5L/s by way of a hydrobrake'
3. A note on the watercourse side of the line that says ' Outfall to be constructed in accordance with NRW requirements'
4. A note somewhere on the drawing that says ' The maintenance of the surface water drainage system on the site including the connection to the watercourse to be the responsibility of the Applicant'

Does this overcome your Authority's concerns regarding the potential flood risks and surface water run-off?

It is proposed that they will submit more details regarding SuDS, etc. by planning condition if other matters are acceptable. I am also aware that Neil Taunt (Council's Flood Management Officer) has reviewed the scheme, and required the information as raised above.

Please note the ecology issue is still to be resolved. Further information regarding this matter has been requested.

Regards

Janet

Janet Sutherberry

Senior Planning Officer / Uwch Swyddog CynllunioJob title



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From: Matthew Hughes [<mailto:Matt@d2architects.co.uk>]

Sent: 11 January 2016 16:10

To: Janet Sutherberry

Subject: FW: Ash Road, Wrexham Industrial Estate

Afternoon Janet,

Please see confirmation that NRW are happy with our drainage solution.

Regards,

Matt.

Matthew Hughes

Ba (Hons) Arch



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From: Ted Ruffell [<mailto:ted@engineeringandmore.co.uk>]
Sent: 11 January 2016 16:03
To: Matthew Hughes
Subject: RE: Ash Road, Wrexham Industrial Estate

Matt

I have just spoken with Ryan Knowles at NRW (0330 065 3906), he made the drainage queries in the letter of 9th Dec. He advised that NRW are concerned only with the rate of run-off from the site and the point of discharge.

He originally viewed plans loaded on the Planning Portal on the 11th Nov and gave his comments on the 23rd Nov which were issued in the letter dated 9th Dec. On 2nd Dec new plans were loaded onto the Planning Portal, these give the rate of discharge and the point of discharge – both of which he is happy with and answer his queries so he now has no objection. Until today he was not aware that the revised drawings existed. He now requires Wrexham BC to re-consult NRW so that he can confirm acceptance and make us aware formally that NRW will have to approve the outfall structure.

At one stage he was asking to see all of the calculations we have shared with Neil Taunt but he confirmed that these are not his concern, Wrexham BC (ie Neil) deal with the on-site drainage, NRW with the discharge rate and point of discharge only.

So in summary it seems that revised info' has been issued but the parties involved with consultation have not been made aware of this.

Over to you.....

Regards

Ted

Ted Ruffell

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From: Matthew Hughes [<mailto:Matt@d2architects.co.uk>]
Sent: 11 January 2016 15:18
To: Ted Ruffell
Subject: RE: Ash Road, Wrexham Industrial Estate

Thanks Ted,

I'll speak with the planner. It seems to be the same problem as the ecology, the LA officers have not looked at the re-submitted plans and reports.

Regards,

Matt.

Matthew Hughes

Ba (Hons) Arch



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From: Ted Ruffell [<mailto:ted@engineeringandmore.co.uk>]

Sent: 11 January 2016 15:11

To: Matthew Hughes

Subject: RE: Ash Road, Wrexham Industrial Estate

Matt

I've just spoken to Neil Taunt who has now read the NRW letter. He's a little peeved because his role is to deal with surface water matters as NRW passed the responsibility for these to the Local Authority and hence his involvement. He remains happy with our proposals but I don't think he's seen our latest plans – it may be that NRW haven't either – can you confirm with the Planner that they have been distributed? Clearly NRW won't be aware of our discussions and agreement in principle with Neil but they don't need to be because they have delegated the matter to him it seems. It's all a bit of a bureaucratic puzzle

Neil is going to speak to the Planner but in the meantime I await a response from NRW to my earlier call.

Regards

Ted

Ted Ruffell

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From: Matthew Hughes [<mailto:Matt@d2architects.co.uk>]

Sent: 11 January 2016 14:30

To: Ted Ruffell

Subject: RE: Ash Road, Wrexham Industrial Estate

Thanks Ted, just keep me posted. Worrying the author of the letter doesn't know the answer to your query thou.

Matt.

Matthew Hughes

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From: Ted Ruffell [<mailto:ted@engineeringandmore.co.uk>]

Sent: 11 January 2016 13:58

To: Matthew Hughes

Subject: RE: Ash Road, Wrexham Industrial Estate

Matt

In the interim I've spoken with Bryn Jones at the NRW (the author of the letter). From reading the letter I can't see that they want anything that we haven't already provided to Neil Taunt although I suspect they want a 'document' rather than a set of drawings that show our intent. It may be that I/we need to put forward a summary of the approach agreed with Neil so that they can have this on file alongside the drawings – I'm not sure at the moment.

Bryn wasn't sure either! – he's going to ask one of his colleagues to call me.

Regards

Ted

Ted Ruffell

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From: Matthew Hughes [<mailto:Matt@d2architects.co.uk>]
Sent: 11 January 2016 13:54
To: Ted Ruffell
Subject: RE: Ash Road, Wrexham Industrial Estate

Thanks Ted, I thought that was the case. It's like pulling teeth with this planner.

Matt.

Matthew Hughes
Ba (Hons) Arch



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From: Ted Ruffell [<mailto:ted@engineeringandmore.co.uk>]
Sent: 11 January 2016 13:44
To: Matthew Hughes
Subject: RE: Ash Road, Wrexham Industrial Estate

Matt

Me too! I've forwarded the letter to Neil Taunt and asked for his comments – I'll get back to you as soon as I hear anything. Last time you got a rejection pretty quickly after the NRW letter, there's a lot of information we've already dealt with that they seem to be unaware of so if you're able to advise the Planner that we are working urgently to resolve the confusion via neil that might be a good idea.

Regards

Ted

Ted Ruffell

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From: Matthew Hughes [<mailto:Matt@d2architects.co.uk>]

Sent: 11 January 2016 13:26

To: 'Ted Ruffell'

Subject: Ash Road, Wrexham Industrial Estate

Afternoon Ted,

Happy new year.

Please see attached NRW letter regarding the surface drainage concerns, my understanding was we had confirmation from Neil Taunt that the solution was acceptable, please can you let me know the situation ?

Regards,

Matt.

Matthew Hughes

Ba (Hons) Arch



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