

Cerys Jones

From: Matthew Phillips
Sent: 14 January 2016 15:47
To: planning_admin
Subject: FW: P/2015/0382 Land at North Road, Ponciau, Wrexham

Flood officer comments

From: Neil Taunt
Sent: 14 January 2016 14:33
To: Matthew Phillips
Subject: RE: P/2015/0382 Land at North Road, Ponciau, Wrexham

Hi Matthew,

Many thanks for your email.

From the correspondence I have reviewed it would appear that the only option for disposal of surface water from this site is by means of attenuated discharge to a watercourse as soakaway is deemed not feasible and WW/DC will not accept additional flow into the sewer.

Obviously for this to be achieved I would recommend that any easement or agreement to obtain access to discharge to the watercourse is in place prior to commencement of any works on site.

You also mention that the applicant has referred to a previously approved drainage design, with the implication that this would be implemented within the new permission. Having reviewed this scheme, in theory the scheme is likely to satisfy the majority of our normal requirements, but as detailed, the scheme is reliant of pumping surface water to achieve connection into the nearby watercourse. There are significant issues associate with the sustainability of using pumps to manage surface water, not limited to ongoing future costs, future maintenance and management, failure plans and contingency arrangements. I would expect these issues to be acceptably covered by submissions in relation to discharge of a detailed surface water condition. We would normally advise against the use of pumps within drainage systems for the above.

If you have any questions on the above 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 Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

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From: Matthew Phillips
Sent: 11 January 2016 08:54
To: Neil Taunt
Subject: FW: P/2015/0382 Land at North Road, Ponciau, Wrexham

Neil,

I don't think this is one you've seen/commented on. It is an outline application submitted in May last year.

The submitted forms propose the use of soakaways to drain the site, and in response NRW advised (as normally do you) that the suitability of the site for this type of drainage should be established prior to determination. A copy of their response is attached for your reference.

The applicant's agent's response is below and attached. To provide you with some background, there was a previous approval on the site for 17 dwellings back in 2012 (reference P/2009/1030) which included a scheme of surface water attenuation. The agent has referred to previous calculations etc, however they have not been submitted with this application so cannot be considered as they do not formally form part of it.

Notwithstanding the above, I'd be grateful for your advice. Should we insist upon the soakaway tests, or would it be reasonable to determine the application on the basis that a surface water scheme has previously been approved, albeit for a slightly lower density scheme. A copy of the current indicative layout (all details matters are reserved for subsequent approval) is attached for your reference.

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 were 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 sparking 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
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

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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