

Our Ref: MWF/GP

GOWER HOMES LTD

Mr Matthew Phillips
Planning Officer
Wrexham County Borough Council
16 Lord Street
WREXHAM
LL11 1LG

20/04/2014

Dear Matthew

**The Sidings (former Remplo), off Railway Road & Stansty Road, Stansty, Wrexham LL11 2DN
P/2013/0519**

Further to your letter of 15th April 2014.

Condition 21 - Fence along boundary with Railway line.

Network Rail are adamant that they require a steel palisade fence to the boundary. In addition to this fence you will recall that as part of the acoustic report (& condition 23) stipulated that a heavy duty timber fence 1.8m high is erected to the railway line boundary (and to the pub car park boundary to the rear of plots 1-4) at the site side of the steel fence which will obscure the steel fence. I trust that this is acceptable.

Condition 11 - Public Open Space

I confirm that I am agreeable to your proposed amendments and I have requested Playdale produce a new playground layout drawing which I will forward to you when received.

Condition 5 - Drainage

Foul Drainage

It would be really helpful if you could approve the foul drawings part of the condition because rather peculiarly Welsh Water require the foul drainage condition satisfied prior to their progressing my Section 104 application (for adoption of foul sewers etc).

We formally submitted our Section 104 application on 18th April 2014, see attached email from RBA to Craig Morgan of Welsh Water. Our foul drainage proposals were submitted on 26th February and "accepted in principle" by Welsh Water on 12th March 2014, email to follow.

I trust you find our foul drainage proposals acceptable and as I said it would be helpful if you could confirm your acceptance which will enable Welsh Water to progress my Section 104 application.

Surface Water Drainage

There is no need for you to be concerned as to the inadequacy of our surface water proposal. Presently and since the construction of the Remplo factory the whole site has been adequately served by just two soakaways. The soils to large parts of the site are free draining sand and gravel. Also please note that our scheme reduces the impermeable areas quite dramatically when compared with the factory which including hardstanding had impermeable areas of some 90%, when compared to 60% for our scheme.

Highway Drainage

All highway comments are noted but we are having a rethink with regards to highway drainage and it is likely that we will be reverting to conventional soakaways within the curtilage of the adopted highway. Last week I formally submitted drawings to Highways for the Section 38 Agreement (to Pete Douthwaite because Phil Parker was on leave), including our soakaway tests but excluding the revised soakaway system which will follow next week.

Roof Water Drainage

The roof water will drain to the 4 geocellular (trench) soakaways as per details previously forwarded to you. I forwarded the soakaway test results to Building Control earlier this week.

I look forward to hearing from you.

Yours sincerely

M W Forgrave
Managing Director

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