

Cerys Jones

From: Sharon Holman
Sent: 15 September 2020 16:46
To: planning_admin
Subject: FW: P/2019/0312 - land to rear of Brookfield Close
Attachments: image007.png

Civ – flood officer resp

From: Neil Taunt
Sent: 02 December 2019 10:17
To: Sharon Holman
Cc: Neil Taunt
Subject: RE: P/2019/0312 - land to rear of Brookfield Close

Hi Sharon,

Thank you for sending through the amended plan.

It is very difficult to advise if the proposed amendment to the layout would be sufficient to achieve SuDS Approving Body approval. I accept that, from previously supplied information, there is the potential to achieve a connection from the development to the local surface water drainage network. As such a scheme should be achievable in principle for the site. The proposed amendment would obviously introduce amenity and biodiversity benefits, but it is not clear what implications this may have on the available attenuation that would be required to appropriately manage surface waters generated by all aspects of the development. No information is available to demonstrate sufficient SuDS features are included within the design to address the water quality standards can be met. As such, I can see no reason why there would be an in principle objection to the proposed approach, but it needs to be demonstrated that compliance with the Welsh Ministers Statutory Standards can be achieved. As previously mentioned it may be that the site layout would need to be amended to be able to deliver a compliant scheme on the site, and without full consideration of the SuDS standards this will always be a risk for the developer. In future I would strongly recommend that the requirements of the SuDS standards are considered at the earliest stage of the development process to avoid the likelihood of this situation arising again.

Happy to discuss further if required.

Many thanks

Neil

From: Sharon Holman
Sent: 02 December 2019 09:51
To: Neil Taunt
Subject: P/2019/0312 - land to rear of Brookfield Close
Importance: High

Hi Neil,

Are we happy with this as an approach in principle please? What else do you need for us to support the application?

Thanks
Sharon

From: osian@om-architecture.co.uk osian@om-architecture.co.uk>

Sent: 29 November 2019 14:43

To: Sharon Holman Sharon.Holman@wrexham.gov.uk>

Subject: Re: P/2019/0312 - land to rear of Brookfield Close

Dear Sharon

Further to your correspondence regarding the design we have reviewed the SUDs information you provided taken key elements out of this to formulate an ecological scheme working alongside the drainage scheme. Attached are sketch drawings - I will be colouring up etc Monday but just wanted to get your initial thoughts.

As part of the SUDs strategy the surface water run off from the roads/driveways will be straight into french/filter drains on the edge of the road, these will help clean and the water and slow runoff rates. These were designed to be drained directly into the attenuation pond. As part of this design we are proposing that these are stoned surface drains. These 'fingers' will drain into the attenuation pond. Alongside these filter drains will be ecological planting of a wildflower mix, as the ground level lowers towards the pond the ecological planting will change to a mixture of wild flowers and grasses more suitable for wet margins. It is apparent that to maximise the ecological benefit the standing water element needs only be 200mm deep.

There will still be mown grass areas but the planting will gradually change to reflect the change in typography and materials. We envisage that this naturalistic planting scheme will mature to soften the edges of the surface drains. Due to the reduced gradients no fencing is now required.

If you could provide your thoughts it would be much appreciated.

Regards

Osian

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

From: [Sharon Holman](mailto:Sharon.Holman@wrexham.gov.uk)

To: osian@om-architecture.co.uk

Cc: [Stephen Jennings](mailto:Stephen.Jennings@wrexham.gov.uk)

Sent: Friday, November 29, 2019 1:30 PM

Subject: FW: P/2019/0312 - land to rear of Brookfield Close

Hello Osian,

Please see below reminder of the contributions required. Any UU will also need to provide for a private management company to manage the site (landscaping estate roads, lighting etc.)

Kind regards

Sharon

From: Sharon Holman

Sent: 08 May 2019 13:37

To: osian@om-architecture.co.uk

Subject: P/2019/0312 - land to rear of Brookfield Close

Hello Osian,

I have received the consultation response from education confirming that contributions for both primary and secondary schools are required:

Primary - £31,134

Secondary - £35,832

Total – £66,966

A Contribution is also required for improvements to off-site POS @ £1,000 per dwelling totalling £24,000 (including the 9 already erected).

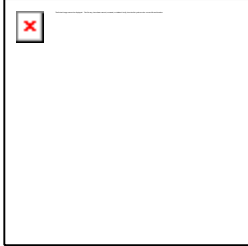
I would be grateful if you could confirm that the amounts stated above will be paid and are to be secured through a S106 agreement, and that these contributions will not affect the viability of the scheme.

Kind regards

Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



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LL11 1LG



Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam,
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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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