

Cerys Jones

From: Matthew Phillips
Sent: 15 January 2020 13:41
To: planning_admin
Subject: FW: P/2019/0659 - RBA Ref :5068 Briary Close

Flood Officer comments

From: Neil Taunt
Sent: 15 January 2020 13:41
To: Matthew Phillips
Subject: RE: P/2019/0659 - RBA Ref :5068 Briary Close

Matthew,

I have now had opportunity to review the submitted information would appear in accordance with our normal requirements. As such I am happy for the surface water element of the condition to be discharged.

Many thanks

Neil

From: Matthew Phillips
Sent: 07 January 2020 15:39
To: Neil Taunt
Subject: FW: P/2019/0659 - RBA Ref :5068 Briary Close

Neil,

Please see attached.

Matthew

From: Parry Davies Architects Ltd [mailto:pdparchitects@aol.com]
Sent: 06 January 2020 14:56
To: Matthew Phillips
Subject: P/2019/0659 - RBA Ref :5068 Briary Close

Dear Matthew,

Apologies for the delay in forwarding the additional information to you following your email before Christmas and trust this is sufficient. I am hoping Alistair Henderson can attend to any comments asap, unless Paul Woollam has forwarded this in the meantime.

Kind regards,

Kathryn

for and on behalf of

Parry Davies Architects Ltd.
Studio 55:20, North Wales Business Park, Abergele, LL22 8LJ

e-mail: pdparchitects@aol.com
telephone: 01745 585517
www.parrydaviesarchitects.co.uk

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

From: Rhion Williams <rhion.williams@rba.ltd.uk>
To: Paul Woollam <p.f.woollam@btinternet.com>
CC: 'Richard Gratton' <pdparchitects@aol.com>
Sent: Mon, 9 Dec 2019 14:40
Subject: RE: P/2019/0659 - RBA Ref :5068 Briary Close

Paul, Kathryn

Please find attached amended drainage GA 5068/02D and SW manhole schedule detailing the amended surface water drainage to Plot 9.

As per email correspondence (Rhion, Paul) the surface water drainage has been brought through the building in a 150mm diameter pipe with the levels lowered 50mm to cater for this. Downstream pipework shown upsized to 150mm up to the soakaway rather than introducing reducers etc.

I recommend that this is all checked on site to confirm that this fits with your proposed foundations etc.

I trust that the attached is suitable for your purposes and for issue to discharge the relevant condition No 7.

Regards

Rhion Williams BEng (Hons)

Principal Engineer

07958269863

01492 533117

[cid:image002.png@01D5AE9E.7E7C0360]for RBA LTD | ENGINEERING CONSULTANCY

[cid:image005.png@01D5AE9E.7E7C0360]Registered Office: 26 Mostyn Road, Colwyn Bay, Conwy LL29 8PB * 01492 533117 * admin@rba.ltd.uk <<mailto:broun@rba.ltd.uk>> * www.rba.ltd.uk <<http://www.rba.ltd.uk>>

Also at: Manchester Business Park, 3000 Aviator Way, Manchester, M22 5TG | 1 Colvilles Place, East Kilbride, Glasgow, G75 0PZ

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From: Paul Woollam <p.f.woollam@btinternet.com>
Sent: 06 December 2019 23:48
To: Rhion Williams <rhion.williams@rba.ltd.uk>
Subject: RE: P/2019/0659 - RBA Ref :5068 Briary Close

Hi Rhion,

Yes the email which you forwarded to me on the 9/8/2019 was sent to Kathryn and she forwarded it onto Wrexham.

The Groundsolve information was not sent to Kathryn so she would not have sent that to Neil.

Regards

Paul

From: Rhion Williams [mailto:rhion.williams@rba.ltd.uk]
Sent: 06 December 2019 21:40
To: Paul Woollam
Subject: RE: P/2019/0659 - RBA Ref :5068 Briary Close

Paul

Can you confirm what exactly was issued to discharge the condition including any covering correspondence etc?

I can only assume that my email to you of 09.08.19 was forwarded to him / Planning Authority. If this was the case (and only this email) then only our interpretation of the results in TP02 (actual drop in water level) was attached.

I would assume that the Groundsolve information was also issued?

In the first instance I'll write to Neil asking when it is convenient to call him to discuss.

Regards

Rhion Williams BEng (Hons)
Principal Engineer
07958269863
01492 533117

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From: Paul Woollam <p.f.woollam@btinternet.com<mailto:p.f.woollam@btinternet.com>>
Sent: 05 December 2019 22:39
To: Rhion Williams <rhion.williams@rba.ltd.uk<mailto:rhion.williams@rba.ltd.uk>>
Subject: RE: P/2019/0659 - RBA Ref :5068 Briary Close

Thanks Rhion,

Regards

Paul

From: Rhion Williams [mailto:rhion.williams@rba.ltd.uk]
Sent: 05 December 2019 22:24
To: Paul Woollam
Subject: RE: P/2019/0659 - RBA Ref :5068 Briary Close

Paul

I'll see what I can do.

Regards

Rhion Williams BEng (Hons)
Principal Engineer

07958269863

01492 533117

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From: Paul Woollam <p.f.woollam@btinternet.com<mailto:p.f.woollam@btinternet.com>>

Sent: 05 December 2019 22:22

To: Rhion Williams <rhion.williams@rba.ltd.uk<mailto:rhion.williams@rba.ltd.uk>>

Subject: RE: P/2019/0659 - RBA Ref :5068 Briary Close

Hi Rhion,

I agree, all the correct information appears to have been given to him, I wonder if he has read the report properly.

Sealing the gravel boards or bedding them in would be a sensibly solution if he insisted on this.

A management company will be responsible for the maintenance of the site, I will look into this over the next few days.

I agree with the 150mm dia pipe being run under plot 9 which is the best solution.

That would be great if you could check your calcs and statements.

I know you're very busy and under pressure, would there be any chance of you contacting him early next week to discuss the issues raised?

Regards

Paul

From: Rhion Williams [mailto:rhion.williams@rba.ltd.uk]

Sent: 05 December 2019 21:33

To: 'Paul Woollam'

Subject: RE: P/2019/0659 - RBA Ref :5068 Briary Close

Paul

On another matter I understand that the SAB regulations apply if an application to discharge reserved matters planning conditions is not made by 7th January.

You have made such an application however I would get written confirmation from the planning officer that this is the case.

It is somewhat ridiculous that it has taken them such a long time to respond.

Regards

Rhion Williams BEng (Hons)

Principal Engineer

07958269863

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From: Rhion Williams

Sent: 05 December 2019 21:21

To: Paul Woollam <pf.woollam@btinternet.com><mailto:p.f.woollam@btinternet.com>>

Subject: RE: P/2019/0659 - RBA Ref :5068 Briary Close

Paul

He is clearly wrong regarding the soakaway tests. What results have been issued to him?

From the results received 3 No repeat tests have been undertaken in TP 01, 04 and 05. From our calculations we refer to multiple trial pits and the lowest rates for each relevant trial pit.

From the results of TP03 where only one test was undertaken the water percolated away rapidly and the ground and result appears consistent with the other results on the site notably the adjacent TP05 (except for the pocket of clay found in TP 02 which we have describe as 'local')

He is not wholly correct regarding the strategy for storage of surface water. Where practical the soakaways in rear gardens are actually designed to store the 1 in 100 year plus 30% cc event (whether it gets there or not) with the other soakaways allowing surface water to be stored on the surface which is an established methodology for such events. I fail to see why Neil has an issue with this in general?

With respect to maintenance I was under the impression that this was to be a management company and that this had been communicated to them.

The solution for containing surface water on the surface of the garden areas is generally over and above the storage provided in the individual soakaways except for that in plot 9. I will need to check our calcs and accompanying statements etc.

This is not the first time that we have used this methodology however in Anglesey we were required to seal the gravel boards (mastic or similar) and partially bury them and therefore have a detail of such.

If it's possible / practicable, rubber adhesive strips could be incorporated into the concrete posts slots. The base of the gravel board is typically buried say 100mm of its 300mm height.

The alternative is to raise ground levels around the perimeter up to the 125mm water level

SW Pipe Plot 9

I believe that we have discussed this before however connecting to the soakaway in the car park would result in any flooding occurring here at plot 9 rather than the car park which would not be acceptable.

We cant take it to the soakaway in the road as we are uncertain of results here are limited on space to be 5m from the dwellings suitable away from other soakaways.

One option which you may not like an dl would not typically condone however in difficult circumstances we have had to do the same is to provide a manhole outside the window of plot 9 and take it under the building with a manhole at the rea radjacent to the BIG and hence to the soakaway. Better to make this a 150mm pipe for maintenance purposes

Programme & Response / Telecoms

Due to the time of year and that I will be on leave for 4 weeks over Christmas I have a significant amount of work to complete before the end of next week.

I won't be available tomorrow to discuss and may be in over the weekend as this week has not been as productive as I would want.

Regards

Rhion Williams BEng (Hons)
Principal Engineer
07958269863
01492 533117

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From: Paul Woollam <p.f.woollam@btinternet.com><mailto:p.f.woollam@btinternet.com>>
Sent: 05 December 2019 20:41
To: Rhion Williams <rhion.williams@rba.ltd.uk><mailto:rhion.williams@rba.ltd.uk>>
Subject: FW: P/2019/0659

Hi Rhion,

I hope you are well?

I have finally had a response from Neil Taunt on the Surface Water design for Briary Close, it seems he thinks only 1no single soakaway test was carried out on site for the design.

I wonder if you could look at his response and I will give you a call tomorrow or Monday to discuss.

The tree officer has requested the surface water pipe to the gable of plot 9 is removed, can we run it into the soakaway in the parking area?

Regards

Paul

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 05 December 2019 14:32
To: 'pdparcitects@aol.com'
Cc: 'p.f.woollam@btinternet.com'
Subject: FW: P/2019/0659

Kathryn,

I refer to the above discharge of condition application in respect of Briary Close. Please see the comments below from our Senior Flood Officer. I also attached comments from our tree officer Jon Brewin. Both of these matters will need to be addressed before I am able to determine the application.

Regards

Matthew Phillips
Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Neil Taunt
Sent: 02 December 2019 09:48
To: Matthew Phillips
Cc: Neil Taunt
Subject: P/2019/0659

Hi Matthew,

Thank you for the recent consultation on the discharge of condition for the above site.

I have reviewed the submitted information and have also received the attached files in support of this application.

It would appear that the proposed soakaway scheme for the site has been based on a single infiltration test undertaken in a single trial pit on the site. This is contrary to the standard as detailed within BRE365 which clearly requires 3 test to be undertaken to ensure results are representative of post development conditions.

In addition, the approach taken would aim to contain the 1 in 30 yr event below ground, with surface waters up to the 1 in 100 yr plus CC event being stored at surface. The submitted info also indicates surface waters will flow across the surface and accumulate in a number of location I have particular concerns regarding the area of flood attenuation identified at the eastern extremity of the site. Not only is this area directly above a chamber into the foul sewer network, it is not clear how these waters would be contained within the site boundary. There is reference within the submissions to surface waters being contained within the curtilage of individual properties by using gravel boards. I would question the robustness of this as a means of containing surface water.

Increasing the capacity of the proposed soakaways could address some of these concerns, but the soakaway design needs to be based on appropriate infiltration rates obtained in accordance with BRE365.

In addition, it needs to be clearly defined who will be responsible for the management and maintenance of any future scheme for the site.

As such I am not in a position to recommend the condition be discharged.

Many thanks

Neil

From: Paul Woollam [mailto:p.f.woollam@btinternet.com]
Sent: 18 September 2019 18:59
To: Neil Taunt
Subject: FW: Briary Close, Croesnewydd Road, Wrexham, LL11 3BN

Dear Neil,

I'm contacting you in relation to my application (P/2019/0659) to discharge my drainage conditions on my development site in Wrexham and wondered if you have received the attached reports from Kevin Hughes my planning Officer?

If you have not received them I will drop Kevin a line, if you have received them please accept my apologies for troubling you.

Regards

Paul Woollam

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

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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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