

Cerys Jones

From: Matthew Phillips
Sent: 05 December 2019 14:28
To: planning_admin
Subject: FW: P/2019/0659
Attachments: 5068 04 PROPOSED CONTOURS & FLOOD STORAGE AREAS.pdf; 5068 D02 Construction Details Private Geocellular Soakaways.pdf; 5068 GEOCELLULAR SOAKAWAYS 09.08.19.pdf; 5068 Percolation test record TP02 Actual drop in water level.pdf; 5068 SW MH & CP Schedules Rev 2 09.08.19.pdf; 5068 D01 DRAINAGE CONSTRUCTION DETAILS.pdf; 5068 02C Drainage GA S104 09.08.19.pdf; 5068 03 Soakaway Catchment Plan.pdf

Please add attached as submitted plans and email as Flood Officer comments

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