

Cerys Jones

From: Matthew Phillips
Sent: 21 May 2019 15:05
To: planning_admin
Subject: FW: P/2018/0898 Land off Jacques Way, Wrexham

NRW response

From: Davies, Daniel [mailto:Daniel.Davies@cyfoethnaturiolcymru.gov.uk]
Sent: 20 May 2019 14:43
To: Matthew Phillips
Subject: FW: P/2018/0898 Land off Jacques Way, Wrexham

Hi Matthew,

Charlotte has provided some clarification to your points below (red text). Hopefully that clarifies matters.

Thanks,

Dan

From: Beattie, Charlotte
Sent: 20 May 2019 14:32
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Cc: Beattie, Charlotte <Charlotte.Beattie@cyfoethnaturiolcymru.gov.uk>
Subject: RE: P/2018/0898 Land off Jacques Way, Wrexham

Hi Dan

I've added to your suggested red text responses, although I've made them a little longer. The second response is slightly abbreviated. Hopefully the explanation in comments will help.

Thanks

Charlotte

From: Davies, Daniel
Sent: 20 May 2019 13:45
To: Beattie, Charlotte <Charlotte.Beattie@cyfoethnaturiolcymru.gov.uk>
Subject: FW: P/2018/0898 Land off Jacques Way, Wrexham

Hi Charlotte,

I've had the following queries from Matthew regarding our response on this app. I've included my take on the points he's raised (in red). Does this look ok from your perspective?

Thanks,

Dan

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 20 May 2019 09:15

To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>

Subject: FW: P/2018/0898

Dan,

Further to my email Friday, I have not received a plan with finished floor levels.

Regards

Matthew

From: Matthew Phillips
Sent: 17 May 2019 14:30
To: 'Davies, Daniel'
Subject: P/2018/0898

Dan,

Before I finalise my report for this application ready for sign off, there are a couple of points in the recent response that I could do with some clarification on. I have highlighted them in yellow.

In terms of the first one, is it an issue that the development platform excludes the southern area of the site shown as reptile mitigation area? Even if this area were to flood to 1.2m in depth, it would appear that the dwellings themselves would not be, including plots 22 and 23. Unless I have misunderstood?

Ideally we require the whole site to be dry during the key flooding probability events (with climate change) to comply with A1.14 of TAN 15. But we do get sites, where there are changes in ground levels and the development platform doesn't extend to the whole site boundary. The key is to understand where it floods, what changes in ground levels are involved and will it increase flood risk elsewhere. There are some exceptional circumstances where low depths <300mm and low hazard can be considered if they are within ancillary areas i.e. not dwellings or garden areas or key access routes. Given the steep sloping nature of this site in this case, in the southern area of the site, we are just pointing out that the acceptability of this in terms of TAN 15 is dependent on the proposed layout showing no dwellings/garden areas in this area (no retaining wall) and on the basis of the outputs of the modelling work undertaken for the FCA.

As for the second, I am not sure if the conditions suggested are intended to secure further information or to secure the location of the plots? The only thing the cross section appears to lack for those plots is details for site levels. We would normally include a condition that references the plans that the permission relates to which means a developer would have to carry out the development in accordance with those plans. If they wished to amend the plans subsequently they would need to apply to vary those conditions or to apply for a separate full planning permission, depending on the extent of the amendments. Can you clarify what the conditions would need to secure?

The standard type of condition(s) should be applied: 1) in accordance with add info/FCA and submitted layout plans and 2) development platform/FFL condition details 3) No development beyond the development platform, including no changing in ground levels and no retaining wall to southern boundary of the site. To ensure there is residential development/including garden areas to the south of plots 22-23.

As for the third, I assume it is finished floor level details that the conditions would need to secure? Would it not be better for me to ask for this to be displayed on the plans now so that it is clear what the agree FFL is?

See comment above. Yes, it is usually easier to secure details on FFL of new dwellings by planning conditions if they are shown on approved plans. As these can be cross referenced back to FCA (It is development platform, position/extent of retaining wall as well as FFL which are key details to secure)

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrexham
Telephone/Ffôn: 01978 298780

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