

Cerys Jones

From: Matthew Phillips
Sent: 09 February 2018 14:18
To: planning_admin
Subject: FW: Land at Home Farm, Llay: Flood Management Comments - indicative drainage calculations [NLP-DMS.FID415952]

Please add as Flood Officer comments to P/2017/1054

From: Neil Taunt
Sent: 09 February 2018 09:50
To: Matthew Phillips
Subject: RE: Land at Home Farm, Llay: Flood Management Comments - indicative drainage calculations [NLP-DMS.FID415952]

Hi Matthew,

I have now had opportunity to review the submitted indicative calculations and I have concerns with regards to how both the discharge rate from the site and contributing impermeable areas have been used to determine the proposed attenuation volumes provided. I appreciate this is all indicative at this stage but it would appear the system has been designed on the assumption that the only input to the drainage system will be from the defined impermeable areas (6.4ha) on site, but with a restricted equivalent greenfield discharge rate determined by the entire (approx. 16 ha) site area. In the absence of confirmation on how the discharge rate has been derived and details of how the system will cope with inevitable runoff from “unpaved” areas of the site it is premature to advise on the acceptability and sizing of the proposed attenuation layout.

Many thanks

Neil

From: Matthew Phillips
Sent: 31 January 2018 10:21
To: Neil Taunt
Subject: FW: Land at Home Farm, Llay: Flood Management Comments - indicative drainage calculations [NLP-DMS.FID415952]

Neil,

Do you have any further comments on the scheme in light of the attached?

Regards

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

From: Rebecca Hilton [<mailto:rebecca.hilton@lichfields.uk>]
Sent: 30 January 2018 13:54
To: Neil Taunt; Matthew Phillips
Cc: Simon Pemberton
Subject: RE: Land at Home Farm, Llay: Flood Management Comments - indicative drainage calculations [NLP-DMS.FID415952]

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway. Click [here](#) if the original attachments are required (justification needed).

Mathew/Neil

Please find attached indicative drainage calculations. As previously mentioned with regard to the drainage layout, the final detailed design will and cannot be confirmed until there is a fixed layout that has been agreed by all parties.

I trust this provides the required information for approval of layout for the purposes of this Reserved Matters application.

Kind regards

Rebecca

Rebecca Hilton
Senior Planner

Lichfields, Ship Canal House, 98 King Street, Manchester M2 4WU
T 0161 837 6130 / M 07557 392808 / E rebecca.hilton@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: Neil Taunt [<mailto:Neil.Taunt@wrexham.gov.uk>]
Sent: 26 January 2018 08:54
To: Matthew Phillips
Cc: Rebecca Hilton
Subject: RE: Land at Home Farm, Llay: Flood Management Comments - indicative drainage detail [NLP-DMS.FID415952]

Hi Matthew,

The additional information provided in the form of the indicative drainage layout would appear acceptable in principle, but the support calculations that determine the required attenuation volumes to manage the design storm events have not been submitted. I can therefore not confirm if the proposed layout makes appropriate provision for attenuation.

I would also make the observation that it is fundamental that the end solution is adopted by Welsh Water (as proposed within the indicative plans). If not, it is unlikely that the proposed surface water connection to the watercourse would be permitted within the public highway.

Many thanks

Neil

From: Rebecca Hilton [<mailto:rebecca.hilton@lichfields.uk>]
Sent: 19 January 2018 14:02
To: Matthew Phillips; Neil Taunt
Subject: FW: Land at Home Farm, Llay: Flood Management Comments - indicative drainage detail [NLP-DMS.FID415952]

Security Notice: The attachments in this email were secured by a Wrexham Council Security Gateway. The original attachments were not modified.

Matthew/Neil

Please find attached **indicative** drainage calculations which justify the assumptions on the planning layout.

The detailed design cannot be undertaken until there is a fixed layout which has been agreed by all parties. Once the layout is agreed an application will be submitted to discharge of condition 13.

Matthew – with regard to the meeting to be arranged in a couple of weeks time, please could we request that David Williams is in attendance for continuity? Also could it be organised so that the meeting avoids being scheduled for the w/c 12th February as this is half term. I would hope w/c 5th February is achievable.

Kind regards

Rebecca

Rebecca Hilton
Senior Planner
Lichfields, Ship Canal House, 98 King Street, Manchester M2 4WU
T 0161 837 6130 / M 07557 392808 / E rebecca.hilton@lichfields.uk

lichfields.uk  



This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 **Think of the environment. Please avoid printing this email unnecessarily.**

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Bellway Homes Limited. Registered in England & Wales. Company Registration Number 670176
Registered Office - Seaton Burn House | Dudley Lane | Seaton Burn | Newcastle upon Tyne | NE13 6BE
Web: www.bellway.co.uk

SUBJECT TO CONTRACT AND BOARD APPROVAL: Under no circumstances shall this communication and its content constitute a legally binding agreement.

Bellway Homes Limited accepts no liability whatsoever and howsoever arising in connection with this communication.

Any views expressed in this message are those of the author, except where the author expressly, and with authority, states them to be the views of Bellway Homes Limited.

If you are not the intended recipient, please notify us at info@bellway.co.uk and be advised that you have received this mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

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

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm