

Susan Davies

From: Matthew Phillips
Sent: 07 May 2019 09:13
To: planning_admin
Subject: FW: P/2018/1045: RE: Ruabon: Drainage Strategy

Please add as Flood Officer comments

From: Neil Taunt
Sent: 03 May 2019 16:00
To: Matthew Phillips
Subject: RE: P/2018/1045: RE: Ruabon: Drainage Strategy

Matthew,

There is no consideration given within the maintenance and management plan to the permeable asphalt that will be used above the planar infiltration areas to the front of the properties. The maintenance and management plan should be updated accordingly.

Many thanks

Neil

From: Matthew Phillips
Sent: 23 April 2019 15:58
To: Neil Taunt
Subject: FW: P/2018/1045: RE: Ruabon: Drainage Strategy

Neil,

Revised version.

From: Matthew Hughes [mailto:Matt@d2architects.co.uk]
Sent: 23 April 2019 15:56
To: Matthew Phillips
Subject: RE: P/2018/1045: RE: Ruabon: Drainage Strategy

Afternoon Matthew,

Please ignore my previous email, please find attached updated version.

Regards,

Matt.

Matthew Hughes
Ba (Hons) Arch



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From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]

Sent: 23 April 2019 14:30

To: Matthew Hughes

Subject: RE: P/2018/1045: RE: Ruabon: Drainage Strategy

Matthew,

Sorry to chase – I do something along the lines of the example forwarded to you in order for me to be able to discharge the condition.

Please also see attached an extension of time request for an addition 2 weeks so that this matter can be addressed. Please can you confirm whether you are in agreement with the request for the extension until 7 May 2019.

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: Matthew Hughes [mailto:Matt@d2architects.co.uk]

Sent: 11 April 2019 07:33

To: Matthew Phillips

Subject: FW: P/2018/1045: RE: Ruabon: Drainage Strategy

Morning Matthew,

Further to your email yesterday, please see attached amended plans/details for your attention.

In terms of maintenance, the House Association (Wales & West) will take full control of the site and provide the necessary maintenance, I don't believe a maintenance plan is available until they take control of the site, does this answer the Drainage queries or can you suggest another option to answer these queries ?

Regards,

Matt.

Matthew Hughes

Ba (Hons) Arch



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From: Adam Caldwell [mailto:a.caldwell@datrys.coop]

Sent: 10 April 2019 15:21

To: Matthew Hughes; Karen Thorley

Cc: Levente Incze; Tom Hocknell

Subject: RE: P/2018/1045: RE: Ruabon: Drainage Strategy

Matthew,

See amended drawing.

Regards,

Adam Caldwell

MEng (Hons)



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From: Adam Caldwell
Sent: 10 April 2019 14:56
To: Matthew Hughes <Matt@d2architects.co.uk>; Karen Thorley <karen.thorley@brenigconstruction.co.uk>
Cc: Levente Incze <l.incze@datrys.coop>; Tom Hocknell <tom.hocknell@brenigconstruction.co.uk>
Subject: RE: P/2018/1045: RE: Ruabon: Drainage Strategy

Hi Matthew,

- Details of future management responsibility for the various surface water elements within the system - [Who is end user? Housing Authority? They responsible for maintenance?](#)
- Maintenance plan for the surface water elements of the system – [Housing Authority will have a maintenance regime I should imagine?](#)
- Clarification of why the standard detail for the typical porous paving construction detail (dwg. 18304/102 rev B) includes reference to an impermeable membrane sheet. This would prevent the use of this feature as a soakaway. [Fair point, this should be a geotextile. Detail has not been amended from a attenuation design... our Levente to amend and revise drawing and reissue with drawing issue sheet.](#)

Other than amending the detail, do we need to prepare anything? Maintenance document? Note we wouldn't want to commit the Housing Authority to any particular regime.

Regards,

Adam Caldwell
MEng (Hons)



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From: Matthew Hughes [<mailto:Matt@d2architects.co.uk>]
Sent: 10 April 2019 09:32
To: Karen Thorley <karen.thorley@brenigconstruction.co.uk>; Adam Caldwell <a.caldwell@datrys.coop>; Tom Hocknell <tom.hocknell@brenigconstruction.co.uk>
Subject: FW: P/2018/1045: RE: Ruabon: Drainage Strategy

Morning Adam,

Please see planners and Welsh Waters queries below, are you able to comment ?

Regards,

Matt.

Matthew Hughes
Ba (Hons) Arch



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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]**Sent:** 10 April 2019 09:00**To:** Matthew Hughes**Subject:** FW: P/2018/1045: RE: Ruabon: Drainage Strategy

Matt,

Please see below from Neil.

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: Neil Taunt**Sent:** 10 April 2019 08:29**To:** Matthew Phillips**Subject:** P/2018/1045: RE: Ruabon: Drainage Strategy

Matthew,

Prior to being able to approve the following detail is required:

- Details of future management responsibility for the various surface water elements within the system
- Maintenance plan for the surface water elements of the system
- Clarification of why the standard detail for the typical porous paving construction detail (dwg. 18304/102 rev B) includes reference to an impermeable membrane sheet. This would prevent the use of this feature as a soakaway.

If you have any questions on the above please let me know.

Many thanks

Neil

From: Matthew Phillips
Sent: 05 April 2019 09:05
To: Neil Taunt
Subject: FW: Ruabon: Drainage Strategy

Neil,

Please see attached re: P/2018/1045. Please can you confirm if this is now sufficient to approve?

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
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From: Karen Thorley [<mailto:karen.thorley@brenigconstruction.co.uk>]
Sent: 04 April 2019 16:48
To: Matthew Phillips
Cc: Matthew Hughes; Bryn Roberts; Tom Hocknell
Subject: FW: Ruabon: Drainage Strategy
Importance: High

Hi Matthew,

Please find attached revised drainage strategy for the old Victoria Garage site, Ruabon.

Should you require any further information on this, please let me know.

Kind regards,

Karen Thorley BSc (Hons) TechIOSH
Pre Construction Manager

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From: Adam Caldwell <a.caldwell@datrys.coop>
Sent: 04 April 2019 15:25
To: Karen Thorley <karen.thorley@brenigconstruction.co.uk>
Cc: Matthew Hughes <Matt@d2architects.co.uk>; Levente Incze <l.incze@datrys.coop>
Subject: RE: Ruabon: Drainage Strategy
Importance: High

Karen / Matt,

Please see updated drainage strategy attached and porosity information for submission to Planning.
Detail for the blanket soakaway on drawing 102.
Incoming service trench based on the one incoming service that you provided us.

Regards,

Adam Caldwell
MEng (Hons)



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From: Karen Thorley [<mailto:karen.thorley@brenigconstruction.co.uk>]
Sent: 03 April 2019 08:19
To: Adam Caldwell <a.caldwell@datrys.coop>; Tom Dove <t.dove@datrys.coop>
Cc: Matthew Hughes <Matt@d2architects.co.uk>
Subject: FW: Ruabon: Civils Drawings

Hi Adam/Tom,

Please see email from Planning officer below. Please can you forward your calcs and relevant SI from Groundsolve giving the infiltration value?

Kind regards,

Karen Thorley BSc (Hons) TechIOSH
Pre Construction Manager

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From: Matthew Hughes <Matt@d2architects.co.uk>
Sent: 03 April 2019 08:09
To: Karen Thorley <karen.thorley@brenigconstruction.co.uk>; Tom Hocknell <tom.hocknell@brenigconstruction.co.uk>
Subject: FW: Ruabon: Civils Drawings

Morning Karen,

Please can you forward the email from the planning officer below to the Datrys for a response.

Regards,

Matt.

Matthew Hughes
Ba (Hons) Arch



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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 03 April 2019 07:59
To: Matthew Hughes
Subject: RE: Ruabon: Civils Drawings

Matthew,

Is there any calculation details/site testing information in respect of the soakaways to ensure that they are capable of draining the site?

Regards

Matthew

From: Matthew Hughes [<mailto:Matt@d2architects.co.uk>]
Sent: 21 March 2019 16:39
To: Matthew Phillips
Subject: FW: Ruabon: Civils Drawings

Afternoon Matthew,

Please find attached drainage details for your attention.

Regards,

Matt.

Matthew Hughes
Ba (Hons) Arch



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From: Karen Thorley [<mailto:karen.thorley@brenigconstruction.co.uk>]
Sent: 21 March 2019 15:31
To: Matthew Hughes
Cc: Tom Hocknell; Bleddyn Jones
Subject: FW: Ruabon: Civils Drawings

Hi Matthew,

Please can you submit the drainage scheme to Matthew Philips in Wrexham Planning for the existing discharge of the pre-commencement condition application? This is the only outstanding info he needs to discharge this condition so could you ask if he can turn this around as quickly as possible?

Many thanks,

Karen Thorley BSc (Hons) TechIOSH
Pre Construction Manager

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From: Adam Caldwell <a.caldwell@datrys.coop>

Sent: 20 March 2019 17:44

To: Tom Hocknell <tom.hocknell@brenigconstruction.co.uk>; Karen Thorley

<karen.thorley@brenigconstruction.co.uk>

Cc: Bleddyn Jones <bleddyn.jones@brenigconstruction.co.uk>; Bryn Roberts

<bryn.roberts@brenigconstruction.co.uk>; Levente Incze <l.incze@datrys.coop>; Matthew Hughes

<Matt@d2architects.co.uk>

Subject: Ruabon: Civils Drawings

Tom / Karen,

See attached updated drawings.

Note that I need the incoming services plan as the service trench will have an impact on the porous paving layout.

Updated Drainage Strategy report to follow in the morning for submission with the drainage layout to Planning to discharge the condition.

Will amend drawings to construction issue once you've provided the services info and had a quick review of the drawings to see if you are happy with everything.

Regards,

Adam Caldwell

MEng (Hons)



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From: Tom Hocknell [<mailto:tom.hocknell@brenigconstruction.co.uk>]

Sent: 12 March 2019 12:19

To: Adam Caldwell <a.caldwell@datrys.coop>; Karen Thorley <karen.thorley@brenigconstruction.co.uk>

Cc: Bleddyn Jones <bleddyn.jones@brenigconstruction.co.uk>; Levente Incze <l.incze@datrys.coop>

Subject: RE: Update for Ruabon

Hi Adam,

Just to confirm, we would like to proceed with the permeable paving option in Ruabon. Please could you finalise the drawings and issue, thank you.

Tom Hocknell
Quantity Surveyor



T: (01492) 514934/ (01492) 517096
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From: Adam Caldwell <a.caldwell@datrys.coop>
Sent: 06 March 2019 18:58
To: Karen Thorley <karen.thorley@brenigconstruction.co.uk>
Cc: Bleddyn Jones <bleddyn.jones@brenigconstruction.co.uk>; Tom Hocknell <tom.hocknell@brenigconstruction.co.uk>; Levente Incze <l.incze@datrys.coop>
Subject: RE: Update for Ruabon

Hi Karen,

Yes, no problem, the drawings are pretty much done and only waiting for confirmation of what surfacing you want to the front (as per my email few weeks back) and infiltration rate to the rear.
Given the ground is disturbed ground at the front due to the tank, there is no point doing further test at the front and we'll review the infiltration value determined to the rear to size what is required.

Regards,

Adam Caldwell
MEng (Hons)



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From: Karen Thorley [<mailto:karen.thorley@brenigconstruction.co.uk>]
Sent: 06 March 2019 17:20
To: Adam Caldwell <a.caldwell@datrys.coop>
Cc: Bleddyn Jones <bleddyn.jones@brenigconstruction.co.uk>; Tom Hocknell
<tom.hocknell@brenigconstruction.co.uk>; Levente Incze <l.incze@datrys.coop>
Subject: RE: Update for Ruabon

Hi Adam,

Have you received any response back from Wrexham Highways on the Section 184 for the Old Victoria Garage, Ruabon?

By way of an update, Groundsolve will be undertaking the porosity test behind the former properties on Monday, and hope to have the results with you by Monday afternoon/Tuesday morning – if you could allocate some time to work on the SW drainage design – subject to them being successful!

Kind regards,

Karen Thorley BSc (Hons) TechIOSH
Pre Construction Manager

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From: Adam Caldwell <a.caldwell@datrys.coop>
Sent: 23 January 2019 16:55
To: Karen Thorley <karen.thorley@brenigconstruction.co.uk>
Cc: Bleddyn Jones <bleddyn.jones@brenigconstruction.co.uk>; Tom Hocknell <tom.hocknell@brenigconstruction.co.uk>; Levente Incze <l.incze@datrys.coop>
Subject: Update for Ruabon

Hi Karen,

Apologies for not providing any updates in relation to this.

Sct184 Entrance:

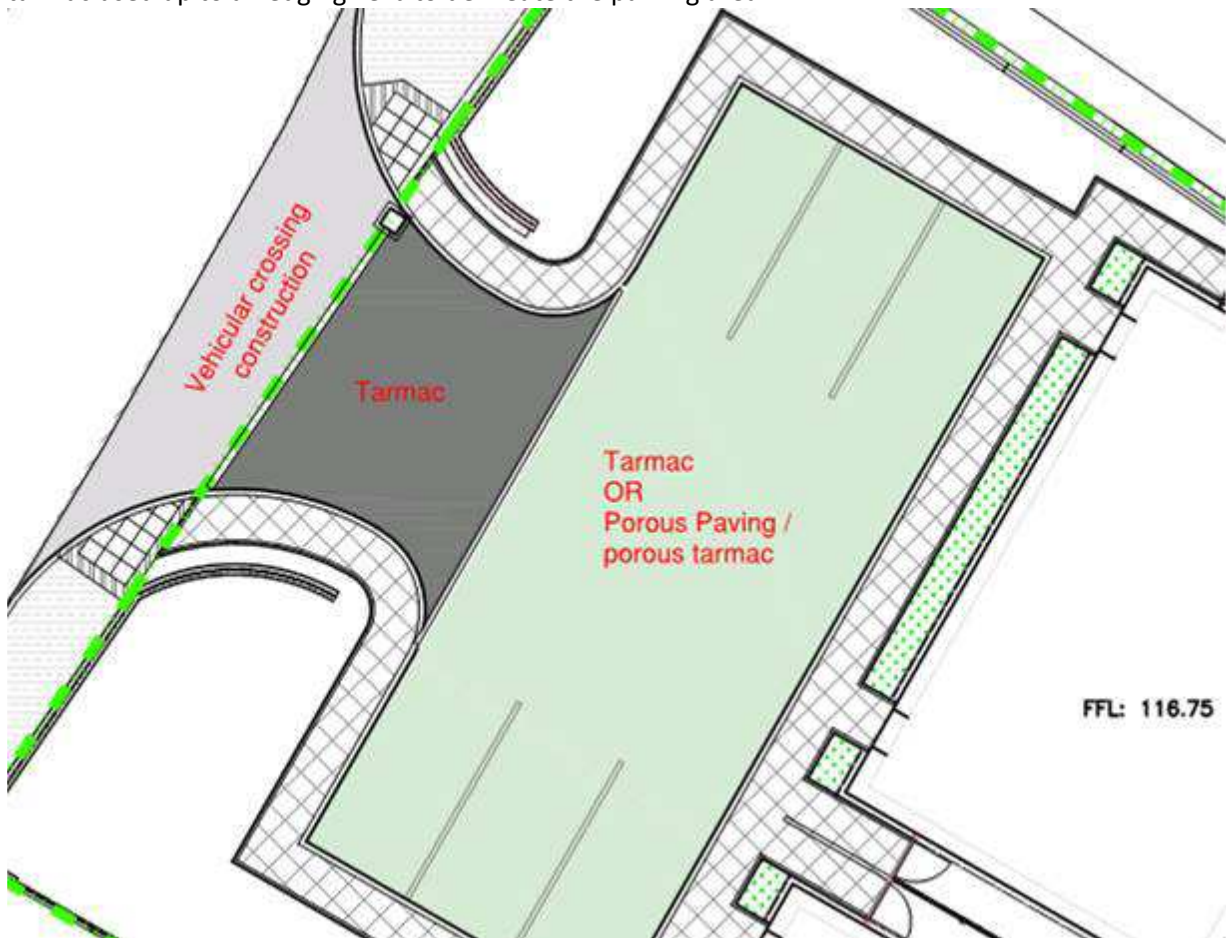
We have been liaising with Highways and have agreed the entrance works. We have some minor amendments to the drawings to do before submitting the formal application.

Sct104 Foul Drainage:

We have submitted a drawing to DCWW and had response yesterday to which we have amended and reissued. Today we have had technical vetting completed and I believe our Levente is addressing the remaining aspects to allow it to proceed to Legal stage.

Surfacing and Drainage to front:

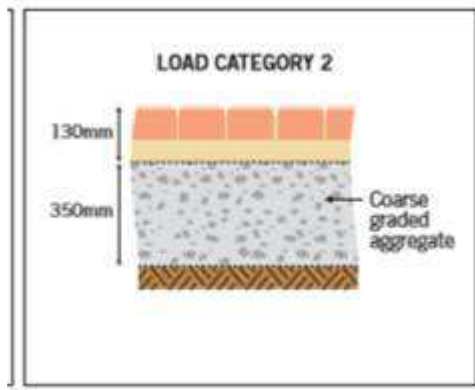
The front parking area has scope to either be tarmac with gullies/aco's OR permeable paving/tarmac. I envisage the access outwith the boundary to be tarmac with an aco across the junction with further impermeable tarmac used up to an edging kerb to delineate the parking area.



The soakaway could be either storm cells OR a trench soakaway OR a relatively thin layer of storage under the surface across whole parking area. Assuming porous paving used for the parking:

- The trench soakaway would be approx. 12x4x1.0m deep with 0.5m cover.
- The Cellular storage approx. 14x4x0.4m deep with 0.5m cover
- Precast perforated concrete rings = 4x1.8dia x 1.1m effective depth with 500mm above.

- The thin storage blanket approx. 0.3m thick under the permeable paving for the whole parking area = 137m² x 0.25m however the load class would require 350mm thick anyway.



The above assumes that this would be constructed after the building construction and a CBR of 5% is achieved, otherwise we would have to introduce a hydraulically bound element.

If you choose an impervious surface for the parking area then the requirements would be as follows:

- The trench soakaway would be approx. 14x4x1.0m deep with 0.5m cover.
- The Cellular storage approx. 16x4x0.4m deep with 0.5m cover
- Precast perforated concrete rings = 4x2.1dia x 0.95m effective depth with 500mm above.

The choice of surfacing also affects the FFL with permeable paving having the ability to be laid to a flat profile rather than having to achieve minimum falls.

Once we have decision on surfacing we can confirm the FFL and do the General Arrangement drawing and then issue all the drawings as a complete pack.

Should you wish to discuss please don't hesitate to give me a call.

Regards,

Adam Caldwell
MEng (Hons)



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