

Cerys Jones

From: Matthew Phillips
Sent: 23 May 2019 09:50
To: planning_admin
Subject: FW: P/2019/0024 Gwersyllt primary School (condition 03 of permission P/2018/0745)

Please add as Flood Officer comments to P/2019/0024

From: Neil Taunt
Sent: 22 May 2019 08:50
To: Matthew Phillips
Subject: RE: P/2019/0024 Gwersyllt primary School (condition 03 of permission P/2018/0745)

Matthew,

The proposed soakaway system has only been designed to cater for a 1 in 10 year rainfall event. This is significantly below our normal requirements. It may be that additional storage is available on the car park surface but no information is supported to suggest this, or that excess waters won't will flow freely from the site. We would normally expect flows up to the 1% (1 in 100 yr) event to be managed on site, with an appropriate increase to account for climate change over the development lifetime.

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

Many thanks

Neil

From: Matthew Phillips
Sent: 07 May 2019 11:46
To: Neil Taunt
Subject: FW: P/2019/0024 Gwersyllt primary School (condition 03 of permission P/2018/0745)

Neil,

Further to your comments on 12 March, please find attached a revised drainage strategy. I would be grateful for your comments.

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 Roberts [mailto:matthew.roberts@TACParchitects.co.uk]
Sent: 03 May 2019 09:23
To: Matthew Phillips

Cc: Matthew Gregory

Subject: RE: P/2019/0024 Gwersyllt primary School (condition 03 of permission P/2018/0745)

Dear Matthew,

With regards to the above application and associated Condition 3, please see attached revised drainage details and report to support the discharge of this condition.

If you require anything further please do not hesitate to contact us on 01978 291161

Kind Regards

Matthew Roberts
Architect
TACP Architects Ltd



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 12 March 2019 09:59

To: Matthew Roberts <matthew.roberts@TACParchitects.co.uk>

Subject: FW: P/2019/0024

Matthew,

Please see below from Neil Taunt and attached from Welsh Water. On the basis of these responses I am unable to approve the details submitted in respect of condition 03 of permission P/2018/0745.

The expiry date for the application is today, so I would also need to request an extension of time to enable you to response to these consultations received and to give me time to re-notify Neil and Welsh Water. Is this something you'd be agreeable to?

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: 12 March 2019 09:53
To: Matthew Phillips
Subject: P/2019/0024

Hi Matthew,

I have reviewed the submitted information in support of the discharge of Condition 3 in relation to Phase 2 of the development. It would appear that the proposed scheme would seek to use the existing drainage arrangement for the site, with no proposed betterment – or no confirmation of the existing discharge point. I note that DCWW have objected to the proposal as it stands. The applicant has indicated that soakaway is not feasible due to ground conditions.

As there is no accepted outfall for the proposal I cannot support the discharge of condition. The applicant should seek agreement from DCWW or identify an alternative discharge location. Once this has been submitted i will provide further comments.

As this application is for discharge of condition for a planning permission granted prior to the 7th January 2019 – there is no SAB approval requirement.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



☎ 01978 729734 / 07808 787632

📍 Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

✉ Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddylwch 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 yngl?n â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/discclaimersw.htm

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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