

Cerys Jones

From: Sharon Holman
Sent: 29 November 2017 13:24
To: planning_admin
Subject: FW: P/2017/0842 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0401 CONDITION 13 - DRAINAGE DETAILS

Civ – flood officer resp

From: Neil Taunt
Sent: 29 November 2017 13:20
To: Sharon Holman
Subject: RE: P/2017/0842 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0401 CONDITION 13 - DRAINAGE DETAILS

Hi Sharon,

Additional detail on the shallow swale is required – specifically the detail of how the flood waters will be directed into the swale, and where it will discharge. Both elements are not included on the submitted information.

With regards to the surface water management element of the condition – i am satisfied that this can be discharged.

Many thanks

Neil

From: Sharon Holman
Sent: 27 November 2017 12:26
To: Neil Taunt
Subject: FW: P/2017/0842 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0401 CONDITION 13 - DRAINAGE DETAILS

Hi Neil,

Please see attached amended drainage scheme for your approval.

Thanks you
Sharon

From: Adam Caldwell [<mailto:a.caldwell@datrys.coop>]
Sent: 24 November 2017 17:51
To: Sharon Holman
Cc: Tony Hughes; Gwyn Lewis
Subject: RE: P/2017/0842 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0401 CONDITION 13 - DRAINAGE DETAILS

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Evening Sharon,

Please find attached the revised calculations in relation to Croesnewydd.

The installed drainage is much larger than what is actually required thus no above ground storage is required for the site runoff.

Further to your provision of the full condition 13 to me I indeed note that flood water flows are to be intercepted in the event of a 100% culvert blockage to the south west further along Croesnewydd road.

The use of the word swale seems incorrect here and in reality this is merely to be something that re-routes the minimal flood waters away from the development. We propose to install a shallow ditch along the boundary and either discharge directly into the adjacent Afon Gwenfro or merely allow the flood waters to convey over the ground surface once they have been diverted downslope of the development. This would reflect the scenario that would exist if no development was in place.

I have added the maintenance requirements for this ditch to the M&MP which I attach.

Please advise if this provides sufficient information to discharge this planning condition.

Kind Regards,

Adam Caldwell
MEng (Hons)



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From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]

Sent: 27 October 2017 11:09

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

Subject: P/2017/0842 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0401 CONDITION 13 - DRAINAGE DETAILS

Dear Mr. Caldwell,

The Council's flood officer, Mr Neil Taunt, has reviewed the submitted information for the discharge of Condition no.13 and additional information/clarification, prior to making any formal recommendation, is required.

Condition 13 specifically requests details of a shallow swale constructed to route flood water that reaches the site from Croesneydd Rd. There is no reference to this within the submitted documentation and this information must be added to the scheme.

With regards to the proposed surface water drainage system – it is proposed to discharge to soakaway. A number of trench soakaways have been proposed, with the 1 in 30yr event managed below ground and the 1 in 100 yr event +cc above ground in swales. Additional information is required on the detail of the swale and how surface waters that exceed the 1 in 30yr event will be conveyed towards the swales. There is no mention of any swale on the submitted drawings.

No information is provided with regards to the implementation of the scheme, or arrangements for future maintenance and management over the lifetime of the development. This information must also be provided.

I should be grateful to receive this information within 14 days of the date of this email.

Regards
Sharon

Sharon Holman



Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



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