

Cerys Jones

From: Sharon Holman
Sent: 05 December 2017 09:54
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: 05 December 2017 09:36
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

Thanks Sharon,

The amended plan now gives provision for flood waters that reach the site to be conveyed safely around the development. In combination with revised submission on the surface water management system I am satisfied that the condition be discharged.

Thanks

Neil

From: Sharon Holman
Sent: 05 December 2017 09:02
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 the attached drainage plan which I hope now has everything you need. The statutory deadline for determination is tomorrow so I am also hopeful we can approve the plans by then.

Thank you
Sharon

From: Levente Incze [<mailto:l.incze@datrys.coop>]
Sent: 04 December 2017 17:49
To: Sharon Holman
Cc: Adam Caldwell; Tony Hughes
Subject: RE: P/2017/0842 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0401 CONDITION 13 - DRAINAGE DETAILS

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).

Good evening Sharon,

Please find attached the amended drawing.
If you have any other queries please do not hesitate to contact me.

Regards,
Levente Incze



01286 671027
www.datrys.net

MODELU DYLUNIO PEIRIANNEG
MODEL DESIGN ENGINEERING

From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]
Sent: 04 December 2017 12:11
To: Adam Caldwell <a.caldwell@datrys.coop>
Subject: FW: P/2017/0842 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0401 CONDITION 13 - DRAINAGE DETAILS
Importance: High

Good afternoon Adam,

The statutory deadline for the determination of this application is tomorrow and on the basis of the information currently submitted I am unable to approve the proposed drainage scheme. I advise therefore that in the absence of the information requested by Neil Taunt, I have no option but to refuse your application.

Regards
Sharon

From: Adam Caldwell [<mailto:a.caldwell@datrys.coop>]
Sent: 29 November 2017 16:21
To: Sharon Holman
Cc: Tony Hughes
Subject: RE: P/2017/0842 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0401 CONDITION 13 - DRAINAGE DETAILS

Sharon,
I think Neil is getting hung up on the word SWALE and not actually disagreeing with anything... We have illustrated that the water is to be conveyed away from the buildings via a ditch.

Water gets into the ditch by flowing over the top of the kerb on Croesnewydd Road and into it.. Thus the ditch being along the boundary intercepts the flows. There is nothing to show in relation to this. The FCA indicates roughly where the low point on the kerb is.

As I said previously, we are in discussion with highways/NRW in relation to the discharge point. From what I can see it should be sufficient to merely direct it away from the buildings and down the slope of the land and allow it to find its way to the watercourse as it would have pre-development. Thus I don't see why this is still an issue provided the ditch is built in accordance with the plan.

We will look to resolve this via NRW and I don't feel this should hold up the discharge of the condition to enable drainage works to be commenced especially considering a blockage could occur to the culvert at any given time.

Note the FFL is actually 300mm higher than the boundary fence where this flood issue is related to rather than the 150mm stated in the FCA.

Regards,

Adam Caldwell
MEng (Hons)



MODELU DYLUNIO PEIRIANNEG
MODEL DESIGN ENGINEERING

Office (Caernarfon)
01286 671027

www.datrys.net

From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]
Sent: 29 November 2017 15:46
To: Adam Caldwell <a.caldwell@datrys.coop>
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 Adam,

Neil disagrees with your comments. The FCA provided in support of the development of the site clearly identified that:

"Mitigation measures are recommended for the site, which would lessen the impact of any future flooding associated with the residual risk from culvert blockage (an extreme event). The introduction of shallow swale would direct flood water or overland flow, away from the buildings to the north of the site and into the Gwenfro downstream of the culvert. This would alleviate flooding around the buildings and lower flood water depths to below floor levels, which are proposed at 150mm above ground level".

I can only assume that the term swale has been used to describe the shallow depression/ditch that will act to convey flood waters around the site minimising any impact on the development. To discharge condition 13 I am only requesting the detail of how water gets in to this "swale", and ultimately where it is direct to and discharged. I can see no reason why flood storage is a consideration when it would appear the intention of the mitigation is to ensure "safe" conveyance.

Thanks
Sharon

From: Sharon Holman
Sent: 29 November 2017 15:11
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 Datrys response below...

Sharon

From: Adam Caldwell [<mailto:a.caldwell@datrys.coop>]
Sent: 29 November 2017 15:08
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,

Can you forward this to Neil please.

Please be advised that there should not be a requirement for a swale and this is incorrect. The developer cannot be expected to store an unknown amount of offsite flood waters on the development land.

They are merely to ensure flood waters are conveyed back to the river of which I am in discussions with the Client about what option is suitable. Had the 100% blockage ever occurred previously it would have been directed to the river and no storage would have been afforded on site.

I repeat we will not be storing the flood waters in a swale which is unreasonable as you cannot possibly size it based on the unknown quantity of waters that would be entering the site in that particular flood event (which is only caused by a 100% culvert blockage to the south west further along Croesnewydd road thus duration of flooding is unknown).

The FCA merely illustrates a swale because they didn't bother showing a discharge point leaving the swale. I'll be in touch when this is resolved as it requires discussions with NRW and/or the highways dept.

Regards,

Adam Caldwell
MEng (Hons)



MODELU DYLUNIO PEIRIANNEG
MODEL DESIGN ENGINEERING

Office (Caernarfon)
01286 671027

www.datrys.net

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

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)



MODELU DYLUNIO PEIRIANNEG
MODEL DESIGN ENGINEERING

Office (Caernarfon)
01286 671027

www.datrys.net

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/ Swydddog Cynllunio Rheoli Datblygu



01978 298779



Wrexham County Borough Council, 16 Lord Street, Wrexham,
LL11 1LG



Cyngor Bwrdeistref Sirol Wreccsam, 16 Stryt yr Arglwydd, Wreccsam,
LL11 1LG



wrexham.gov.uk | wreccsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswreccsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam

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 - 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 ynglŷn ? 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/discclaimers.htm

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 - 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 ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.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.

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/discclaimers.htm

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 - 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 ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.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.

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

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 - 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 ynglŷn ? 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

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 - 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 ynglŷn ? 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