

Susan Davies

From: Matthew Phillips
Sent: 15 September 2017 12:57
To: planning_admin
Subject: FW: DISCHARGE OF CONDITION(S) - App ref P/2017/0576

Flood Officer comments

-----Original Message-----

From: Neil Taunt
Sent: 15 September 2017 12:52
To: Matthew Phillips
Subject: RE: DISCHARGE OF CONDITION(S) - App ref P/2017/0576

Matthew,

I spoke to you previously about existing highway drainage soakaways that had been uncovered on site during preparatory works. Prior to approving any drainage proposals we need to understand how this is going to be incorporated into the drainage layout, or the proposed layout amended to ensure ongoing future maintenance can be carried out. I will await confirmation of this upon providing final comment on the DOC.

With regards to the shared soakaways it needs to be clear to future owners of the properties that there may be shared drainage features remote from there curtilage that they have shared responsibility for.

Regards

Neil

-----Original Message-----

From: Matthew Phillips
Sent: 14 September 2017 14:58
To: Neil Taunt
Subject: FW: DISCHARGE OF CONDITION(S) - App ref P/2017/0576

Neil,

Please see below. Can you confirm this is ok?

Regards

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

-----Original Message-----

From: Bob Cartwright [mailto:robert.cartwright6@btinternet.com]

Sent: 06 September 2017 13:57

To: Matthew Phillips; 'Steve Griffin'; 'Diane'

Subject: RE: DISCHARGE OF CONDITION(S) - App ref P/2017/0576

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Matthew,

Please see below confirmation of drainage ownership by our consultant which should satisfy Neil Taint. I understand details have been agreed for adoption etc. and that condition 5 can be discharged

- The highways soakaways will be managed by Wrexham Highways. They will be handed over as part of the Section 38 legal agreement. The design has been approved and the legal agreement is in progress.
- Private soakaways will be the property of the house-owner.
- Shared-dwelling private soakaways will be the joint responsibility of all users.

Attached photograph and specification for visible safety barrier that will be erected.

Attached Planning layout amended to show acoustic fencing at the rear of plots 7 to 12 which should satisfy condition 8

Could you please confirm that the above clears all outstanding conditions to be agreed.

Many thanks

Robert Cartwright - Partner,
Tel. 01270 368217 mob. 0791 767 2498

90 Main Road, Wybunbury, Nr Nantwich, Cheshire. CW5 7LS

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-----Original Message-----

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

Sent: 31 August 2017 14:08

To: Bob Cartwright; 'Steve Griffin'; 'Diane'

Subject: RE: DISCHARGE OF CONDITION(S) - App ref P/2017/0576

Bob,

Condition 05 is drainage. I forwarded comments from Neil Taint on the 14 August that will require further details.

Condition 06 - I didn't receive the handrail specification.

Condition 08: Noise: the recommendation made by Hepworth is for a 2m timber high fence to the rear of plots 7 to 12. This would depart slightly from the agreed landscaping scheme. However I think it would be worth having a plan from you that confirms the location, height and specification of the acoustic fences. The acoustic mitigation would take precedent.

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

-----Original Message-----

From: Bob Cartwright [mailto:robert.cartwright6@btinternet.com]
Sent: 29 August 2017 10:47
To: Matthew Phillips; 'Steve Griffin'; 'Diane'
Subject: RE: DISCHARGE OF CONDITION(S) - App ref P/2017/0576

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Hi Matthew,

Attached are the following details which I understand will satisfy the outstanding conditions

- 1) Condition 10 - Plan for wheel wash location attached
- 2) Condition 6 - Attached detail Handrail specification and picture to replace the existing barrier at bottom of Pont Adam Crescent in the same position.
- 3) Condition 7 - Attached revised report from our Ecologist - We understand that this is what Emma Broad has requested but we are waiting her confirmation. This should fully satisfy this condition.
- 4) Alistair is raising some questions with the queries and will address the outcome accordingly.
- 5) Attached copy e-mail from Hepworth Acoustics stating that the report and the noise survey comply the Network Rail requirements.

Their response is as follows :

Item 3 of the Network Rail letter is a standard text that Network Rail issue in respect of proposed residential developments near to railways.

I confirm that our noise assessment was undertaken using an appropriate and standard approach and that requirements for noise mitigation on the development were based on guidance in the relevant British Standard (BS8233:2014) The notes in Section 3 of the Network Rail letter do not alter the conclusions and recommendations made in our report (ref.

P17-211-R01-V1 dated May 2017).

6) The soakaways are more than 10m away from the boundary with British rails and the ground conditions are good hence no further work needed.

7) The shared boundary indicated a close boarded fence as per your previous request so that complies with Network Rail

8) There are no works to be carried out within 10m of the boundary with Network rail

Apart from Alistair's query with item 4, which hopefully I will have back today, I believe the above now clears any outstanding condition.

Robert Cartwright - Partner,
Tel. 01270 368217 mob. 0791 767 2498

90 Main Road, Wybunbury, Nr Nantwich, Cheshire. CW5 7LS

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-----Original Message-----

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

Sent: 24 August 2017 13:31

To: Bob Cartwright

Subject: FW: DISCHARGE OF CONDITION(S) - App ref P/2017/0576

Bob,

Please see attached from Highways. I will need a plan in respect of condition 06 to show the changes. I will also need an amendment in respect of condition 10.

Can you update me when responses will be forthcoming in respect of the various consultation responses I have sent?

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

-----Original Message-----

From: highwaysplanning
Sent: 23 August 2017 14:11
To: Matthew Phillips
Subject: RE: DISCHARGE OF CONDITION(S) - App ref P/2017/0576

-----Original Message-----

From: Cerys Jones
Sent: 20 July 2017 11:49
To: highwaysplanning
Subject: DISCHARGE OF CONDITION(S) - App ref P/2017/0576

Please find attached document

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- 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 <http://mail.wrexham.gov.uk:32224/?dmVyPTEuMDAxJiZmNDJhMTgwNDM0OTgwOGQ4Yj01OUFGRjBBOV82NTE3OV80NjRfMSYmMGYzZjBjOTNiMjk1ZDM4PTEyMjMmJnVyYbD13d3cIMkV3cmVjc2FtJTJFZ292JTJFdWsIMkZ0b3AINUZuYXZpZ2F0aW9uJTJGZGlzY2xhaW1lcnN3JTJFaHRt>

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