Susan Davies

From: Matthew Phillips
Sent: 20 September 2017 14:08
To: planning_admin
Subject: FW: GOLDEN GROVES DEVELOPMENT ROSSETT.
Attachments: P14-1170CON01A- Site Layout and Landscaping.pdf; existing hardstanding.cleaned.pdf

Please add email and attached as submitted details to P/2017/0285

From: Glen Moody [mailto:g.moody@hardiebrack.co.uk]
Sent: 15 September 2017 14:35
To: Matthew Phillips
Cc: Gary Higginbottom; Nathan Cunningham
Subject: RE: GOLDEN GROVES DEVELOPMENT ROSSETT.

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Click here if the original attachments are required (justification needed).

Hi Matthew

I have attached topographical highlighting building and all hardstanding areas, as you can see from our attached landscaping drawing the proposed development would not exceed these areas.

Please advise this information would be sufficient to discharge this condition.

Kind regards

Glen Moody
Director **Hardie Brack**

DDI: 0151 242 1505
Mob: 07985 915900
Web: www.hardiebrack.co.uk

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 15 September 2017 12:57
To: Glen Moody <g.moody@hardiebrack.co.uk>
Subject: FW: GOLDEN GROVES DEVELOPMENT ROSSETT.

Glen,

Please see below. Is the relevant hard surfaced areas (including buildings) something that could be sent across?

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: 15 September 2017 12:23
To: Matthew Phillips
Subject: RE: GOLDEN GROVES DEVELOPMENT ROSSETT.

Matthew,

It would appear that the comparison on impermeable surface area has only been carried out on the footprint of the existing/proposed buildings. It would be more appropriate to compare building footprints and paved/tarmacked positively drained areas.

If there is no net increase then this will acceptable. If there is an increase post development then I would expect additional soakaway volume to be provided.

Regards

Neil

From: Matthew Phillips
Sent: 15 September 2017 09:43
To: Neil Taunt
Subject: FW: GOLDEN GROVES DEVELOPMENT ROSSETT.

Neil,

Are you ok for me to approve on this basis?

Regards

Matthew

From: Matthew Phillips
Sent: 04 September 2017 11:01
To: Neil Taunt
Subject: FW: GOLDEN GROVES DEVELOPMENT ROSSETT.

Neil,

Could I have some further feedback based on this?

Thanks

Matthew

From: Gary Higginbottom [mailto:gary@brp2000.co.uk]
Sent: 30 August 2017 14:24
To: Neil Taunt
Cc: Matthew Phillips; 'Glen Moody'; 'Nathan Cunningham'; 'Ifan Rowlands'
Subject: GOLDEN GROVES DEVELOPMENT ROSSETT.

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Neil

Sorry for the delay in responding.

You may recall a conversation we had a couple of months ago, with regard to the existing soakaways being re-used on the above mentioned site.

We brought to your attention that the existing soakaways have over flow drainage pipework at a higher level which discharge into the adjacent brook.

The soakaway tests carried out by Groundsolve Ltd for this site concludes that soakaways are suitable, and this will remain the case except that in the winter months the ground water level rises considerably.

After finding the existing 1800mm dia. Soakaway rings we established that the existing drainage overflowed into the brook to alleviate any surface water problems.

You asked us to provide areas of new build in relation to the existing development.

Drawing No PP14-1170/CON 01A enclosed identifies the existing building footprint area as 579m2 with the outbuilding to the west of the site being 150m2 totalling **729m2.**
The new building footprint being 312m2 + 192m2 with garages being 90m2 + 61m2 which totals **655m2.**

This demonstrates that less surface water is going to ground / brook than previous.

We trust this will release the outstanding condition of the Planning approval.

Should you require further assistance then please do not hesitate to call

regards

Gary Higginbottom
Director
Bingham Rawlings Partnership Limited
The Stables
1 Grosvenor Road
Wrexham
LL11 1BS

Tel 01978 353522
Fax 01978 355177

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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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