

Clare Whiting

From: Sharon Holman
Sent: 07 June 2017 13:32
To: planning_admin
Subject: FW: P/2016/0735 Site of Wynnstay Tech Park, Wrexham: Package of documents

Civ – further flood officer resp

From: Neil Taunt
Sent: 07 June 2017 13:07
To: Sharon Holman
Subject: RE: P/2016/0735 Site of Wynnstay Tech Park, Wrexham: Package of documents

Hi Sharon,

Thanks for forwarding the info.

I have reviewed the amended drainage strategy report (v2) and am satisfied that consideration has been given to the future management of the system. As such I would request the following condition be included if permission were to be granted:

ZH06 COMPREHENSIVE DRAINAGE

079R No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

ZH10 COMPREHENSIVE DRAINAGE (SuDS) SUBMITTED WITH THE APPLICATION

114R No part of the development shall commence until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in strict accordance with the details as approved. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The applicant should also be made aware that additional consent may be required from the Lead Local Flood Authority prior to formalising any connection into the existing culverted watercourse that will receive attenuated flows from the surface water system.

If you have any questions on the above please let me know.

Many thanks

Neil

From: Sharon Holman
Sent: 06 June 2017 17:05
To: Neil Taunt
Subject: FW: P/2016/0735 Site of Wynnstay Tech Park, Wrexham: Package of documents

Hi Neil,

Please see attached additional information for your further consideration.

Kind regards
Sharon

From: Neil Taunt
Sent: 23 May 2017 10:09
To: Sharon Holman
Cc: Peter Douthwaite
Subject: RE: P/2016/0735 Site of Wynnstey Tech Park, Wrexham: Package of documents

Hi Sharon,

Thanks for sending the additional information through.

In principle the proposed attenuated discharge into the adjacent culverted watercourse outlined within the drainage strategy would appear to satisfy our standard requirements but I do have concerns regarding the future maintenance and management of the system that are not addressed within the report.

It would appear that all surface water generated from residential, commercial, parking and highways will be combined within a single system, with attenuation provided in areas of public open space and residential car parking. I fully agree that a single point of discharge would be most appropriate in this instance but no detail is included on how this system will be managed or maintained over the lifetime of the development and this may have implications for the adoptability of highways/surface water systems on site if that were the intention.

Prior to determining the application I would request clarification of how the system is proposed to be managed of the lifetime of the development (As detailed within Appendix 1 of the previously supplied Local Planning Guidance: :Management of surface water generated from new development). Without due consideration given to this issue at this early stage it could potentially compromise the integrity/feasibility of the drainage strategy as proposed.

If you have any question on the above please let me know.

Many thanks

Neil

From: Georgia Crawley [<mailto:georgia.crawley@cadnantplanning.co.uk>]
Sent: 18 May 2017 18:10
To: Sharon Holman
Cc: Rhys Davies; 'Price, Matthew'; Hewson, Kirsten; 'ROBERT WRAGG'; 'paul@hatrickproperty.co.uk'
Subject: P/2016/0735 Site of Wynnstey Tech Park, Wrexham: Package of documents

Dear Sharon,

Further to your suggested amendments to the layout, we are pleased to enclose the following documents:

- Updated Design and Access Statement which reflects the amendments to the plans and provides a clear assessment of how the proposed housing scheme would not compromise existing employment uses within Wynnstey Technology Park and the proposed employment uses that form part of the application.
- Marketing evidence.
- Outline drainage scheme.
- Enhancement measures for dingy skipper butterfly's to provide a managed ecological network throughout the site (detailed on the site layout plan and within the DAS).
- Amended site plan.
- Draft S106 Agreement.

- Updated application forms.

If you have any queries please do not hesitate to contact us. We would be grateful of your confirmation of receipt and of the new consultation period. Please can you also confirm that you are in agreement that the updated layout plans are in accordance with your comments?

Kind regards,

Georgia

Georgia Crawley BA (Hons) MA
Cynlluniwr : Planner



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