

Clare Whiting

From: Mared Rees
Sent: 07 June 2017 09:37
To: planning_admin
Subject: FW: P/2017/0404 - 1 Balmuir Garage, Gresford

Can the consultation response be added to the above application please?

Thanks

Mared

From: Neil Taunt
Sent: 06 June 2017 12:38
To: Mared Rees
Subject: RE: P/2017/0404 - 1 Balmuir Garage, Gresford

Hi Mared,

I would normally expect to get consulted on 10 or more properties, unless there are flooding issues or watercourses on site but if there are particular issues with a site then I have no problem having a look at it. There is a surface water guidance note that was produced detailing the level of info I would normally want to see accompanying an application, and the scale of development that it applies to. Let me know if you have not seen it.

As for this application, it would appear the site is currently used and has a functioning drainage system. I am not aware of any flood related issues on the proposed site, but there have been a number of reports of standing water on the adjacent public highway.

The application indicates that soakaway will be used to dispose of surface waters generated by the new development. Due to the scale and nature of the development I would recommend the following condition be included if permission were to be granted:

ZH03 115R	SOAKAWAY TESTS TO BE CARRIED OUT No part of development shall commence until soakaway tests have been carried out in accordance with British Standard BS6297:1983. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.
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ZH06 079R	COMPREHENSIVE DRAINAGE 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.
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Many thanks

Neil

From: Mared Rees
Sent: 05 June 2017 11:02
To: Neil Taunt
Subject: P/2017/0404 - 1 Balmuir Garage, Gresford

Hi Neil

I am dealing with the above application – it is for 6 dwellings and made in outline – Is this something you would want to be consulted on?

Do you have a threshold for number of dwellings you are usually consulted on?

Thanks

Mared

Mared Rees
Swyddog Gorfodi Cynllunio/Area Planning Officer



☎ 01978 298776
✉ 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
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