

Wyn Roberts

From: Wyn Roberts
Sent: 24 November 2015 10:54
To: 'Matthew Phillips'
Cc: 'Angharad Llewelyn'
Subject: RE: P/2015/0875_ Land to rear of Briarswood

Importance: High

Matthew,

Thanks for your prompt response, see confirmations against your items in [blue](#).

We trust that these are in order.

Regards

Wyn

Wyn Roberts

for and on behalf of McCormick Architecture Limited

Tel: 01244 332020

THE MOORINGS, ROWTON BRIDGE ROAD, CHRISTLETON, CHESTER. CH3 7AE.

www.mccormick-architecture.co.uk

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From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 24 November 2015 10:46
To: Wyn Roberts
Cc: Angharad Llewelyn
Subject: RE: P/2015/0875_ Land to rear of Briarswood

Wyn,

In fairness to Neil he hasn't been in post that long and there was a gap between him being employed and our previous flood officer leaving. I think if the whole of your client's site were to come forward for development (i.e. if it were allocated via the LDP) then I think it would be essential that soakaway tests were carried out prior to determination of an application. However if you could confirm that:

- a) Soakaway tests would be carried out for this development prior to submission of reserved matters, should outline planning permission be granted; *confirmed*
- b) A condition could be imposed to require a the reserved matters details in respect of layout to include details of surface water drainage proposals; *confirmed*
- c) If on-site surface water management is not possible, the applicant would intend to bring forward proposals for surface water drainage elsewhere on their land holding that adjoins the application site. *confirmed*

I would be prepared to deal with the application on the basis of the above. Given the likely Green Barrier issues with this scheme I think it would be unreasonable to request too much more in the way of detailed work.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Wyn Roberts [mailto:wyn@mccormick-architecture.co.uk]
Sent: 24 November 2015 10:28
To: Matthew Phillips
Cc: Angharad Llewelyn
Subject: RE: P/2015/0875_ Land to rear of Briarswood
Importance: High

Matthew,

Thanks for the email.

We are surprised by the comments regarding the surface water for this resubmitted application, as we were not aware of any comments regarding the surface water on the withdrawn application P/2015/0875.

The proposal in the FCA does indeed confirm soakaways or pond(s) subject to infiltration tests, and we will contact Waterco to respond to the comments below, but given the area of land within the applicants ownership it was believed that it would be possible to accommodate the required surface water discharge.

Regards

Wyn

Wyn Roberts

for and on behalf of McCormick Architecture Limited

Tel: 01244 332020

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

Sent: 24 November 2015 10:05

To: Wyn Roberts

Subject: FW: P/2015/0875_ Land to rear of Briarswood

Wyn,

Please see below and attached. As you already know I am likely to recommend that permission be refused on Green Barrier grounds therefore it is up to you how you want to respond to the comments raised below.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Neil Taunt
Sent: 23 November 2015 09:37
To: Matthew Phillips
Subject: P/2015/0875_ Land to rear of Briarswood

Hi Matthew,

I have seen the above planning application and would like to make the following comments in relation to flood and water management:

The submitted planning application and supporting Flood Consequence Assessment and Drainage Strategy clearly highlight that the only option for disposal of surface water is by soakaway or infiltration. No indication is given with regards to:

- suitability of soakaway in this location;
- the indicative volume of soakaway that would be required to ensure surface waters generated from new impermeable surfaces can be sustainably managed;
- future maintenance intentions for any sustainable drainage system.

This could have significant implications on the developable area of the site and I would request that this additional information is provided prior to determination of the application. The attached guidance note outlines the level of information required.

If you have any questions then please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd

☎ 01978 729734

✉ Housing, Public Protection and Environment Department, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

✉ Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW



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