Clare Whiting

From: Matthew Phillips
Sent: 03 April 2017 11:17
To: planning_admin
Subject: FW: 331: Knolton Farmhouse Cheese (Your ref: P/2017/0115) - Discharge of Planning Conditions

Public Protection comments

From: Nick Minshall
Sent: 29 March 2017 12:07
To: Matthew Phillips
Subject: RE: 331: Knolton Farmhouse Cheese (Your ref: P/2017/0115) - Discharge of Planning Conditions

Hello Matthew
The details submitted demonstrate that the proposed wet scrubber is designed to meet the EA benchmark for dust emissions. There is no specific mention of odour although the scrubber will most likely abate this also
Regards Nick.

From: Matthew Phillips
Sent: 13 March 2017 17:07
To: Nick Minshall
Subject: FW: 331: Knolton Farmhouse Cheese (Your ref: P/2017/0115) - Discharge of Planning Conditions

Nick,

Please see attached and below – additional information submitted in respect of P/2017/0155. I'd be grateful for your comments in respect of condition 09 of permission P/2014/0360.

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: randal turner [mailto:randal@andyfosterarchitects.com]
Sent: 08 March 2017 11:15
To: Matthew Phillips
Subject: 331: Knolton Farmhouse Cheese (Your ref: P/2017/0155) - Discharge of Planning Conditions

Dear Matthew,

Apologies for the time taken to revert to you, but I've been pushing the client to source the additional information you've requested. I think we've now compiled it all.

Regarding the two conditions I can advise the following:

Condition 02 – Drainage of the site
As noted previously, the new development has no foul drains and there is no need for land drainage.

There was an error in the previous information provided – the surface water drains to the proposed buildings will not run to a soakaway as previously stated, but rather will connect to the existing surface water drainage system that runs to the northwest corner of the site where it joins the discharge pipe from the trade effluent plant. Attached is a revised Site Layout Plan showing the new routing of the surface run-off drains.

Knolton Farmhouse Cheese has a permit from the NRW to discharge trade effluent into the River Dee. A copy of the permit from Environment Agency Wales / NRW is attached. I've also attached the e-mail from my client's contact at NRW (Katrin Raynor-Evans) who has confirmed that NRW do not have an issue with the surface run-off connecting into the discharge that runs into the river Dee.

Where new rainwater downpipes are installed (refer plans for locations), rainwater pipes shall discharge to roddable trapped gullies connecting to new below-ground drainage runs (refer drawings). Below ground foul drains shall be appropriately sized PVC-U pipe to BS EN 1401-1:1998 / BS 4660:2000 laid at a min fall of 1:40. Manholes shall be manufactured from polypropylene and shall have channels integrally moulded. The inner diameter shall be sized for the loading from the roofs and shall be bedded and surrounded with 150mm concrete. Manhole covers and frames shall be circular ductile iron to BS EN 124 Class D400 suitable for withstanding loads of lorries and cars.

Condition 09 – Dust and odour control systems
The client has provided us with additional information about the equipment that shall be installed to control with dust and odour.

Attached is a letter from European Spraydry Technologies which describes the 'scrubber' plant that is being installed to clean dust and odours out of the emissions form the proposed plant. They have included a drawing of the plant itself and we have marked on the Site Layout Plan where this is to be located.

We hope that this information is adequate to satisfy the condition. If you have any further queries, please call or e-mail.

Regards

Randal Turner

Director

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Date: Wednesday, 22 February 2017 09:04
To: Randal Turner <randal@andyfosterarchitects.com>
Subject: P/2017/0155 - Knolton Farmhouse Cheese

Dear Mr Turner,

I refer to the details submitted with the application in respect of conditions attached to planning permission P/2014/0360.

The details as submitted ion respect of conditions 02 and 09 are insufficient to allow me to approve the application at this stage:

Condition 02

The plan submitted is the approved proposed ground floor proposals. It therefore does not tell us anything more about the site drainage than was known when planning permission was granted. The condition was imposed in response to comments made by Natural Resources Wales in respect of the River Dee and groundwater quality.

Whilst noting that no foul drainage is proposed, the submitted details provide insufficient details in respect of surface water drainage both in terms of how it will be drained as well as what measures are in place to ensure it does not contaminate ground water and the River Dee. A more comprehensive drainage scheme is therefore required.

Condition 09

The details so not show where in the development the equipment will be located nor does it provide any specific information about odour control measures. Further detailed information, and ideally a plan, are therefore required.

To avoid any undue delay in the determination of the application I would be grateful if the above matters could be addressed as soon as possible.

Yours sincerely

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

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

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