

Cerys Jones

From: Sharon Holman
Sent: 03 December 2015 13:45
To: planning_admin
Subject: FW: Outline application for planning permission - P/2015/0405 - Land off and east of Ellesmere Lane, Penley NRW:00960200

Civ – consultation response NRW

From: Neil Taunt
Sent: 03 December 2015 08:25
To: Sharon Holman
Subject: RE: Outline application for planning permission - P/2015/0405 - Land off and east of Ellesmere Lane, Penley NRW:00960200

Hi Sharon,

Spoke to Gareth from NRW yesterday. They are happy with a condition – as per their previous flood risk/drainage comments:

“Prior to the grant of any planning permission, we recommend you contact your Drainage Department for further advice in relation to this (as they fulfil the role of Lead Local Flood Authority). This will ensure that conditions are not attached to a planning permission which could later prove impossible to implement.

Should your Authority be minded to approve this application, we recommend that a condition is imposed to ensure that a scheme to dispose of surface water is submitted to and approved in writing by your Authority, to ensure effective management of surface water run-off resulting from the proposed development. We advise that any proposed scheme should ensure that run-off from the proposed development is reduced or will not exceed existing runoff rates. Details of adoption and management should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

We request that we are consulted on any details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations (including any condition related to a surface water management scheme). We will usually limit our comments to reviewing the acceptability of the proposed discharge rate as well as the suitability of the discharge point / receiving watercourse. “

I have questioned why they still need to request these conditions if the local authority drainage department is dealing with the application – this can only lead to confusion.

If you need anything else from NRW then please let me know and I will get them to clarify. If you are aware of this happening elsewhere then please let me know and I will speak to them again.

Thanks

Neil

From: Thomas, Gareth [<mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>]
Sent: 02 December 2015 14:13
To: Sharon Holman
Cc: Stephenson, Lucy; Neil Taunt
Subject: Outline application for planning permission - P/2015/0405 - Land off and east of Ellesmere Lane, Penley NRW:00960200

Dear Sharon,

The document 'PLN Drainage Report – web' uploaded to the WCBC planning website on Thursday, November 12, 2015 appears to be a full version of the document on which we have already provided flood risk comments, 'PLN Flooding Report – web' uploaded to the website on Wednesday, September 30, 2015.

While we welcome the intention to infiltrate using soakaway and restrict any site discharge to greenfield rates, no evidence has been provided that this is feasible on this site. There is no information demonstrating that ground conditions are suitable for infiltration (i.e. the results of percolation tests) or any calculations showing what the surface water runoff will be in the design storm event together with information showing that the required rates and volumes of surface water can be disposed of in suitably sized soakaways that can be accommodated within the development, or that the proposed improvements to the highway ditch will be sufficient that it can accommodate any flows from the development.

Our previous flood risk/drainage comments therefore still apply.

We also remind you of the conditions that we recommended be included within any permission, relating to protected species and biosecurity, within our letter dated 6th July 2015.

Kind regards,

Gareth Thomas
Swyddog Cyswllt Cynllunio / Planning Liaison Officer
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn/Tel: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 

E-bost/E-mail: Gareth.Thomas@cyfoethnaturiolcymru.gov.uk Gareth.Thomas@naturalresourceswales.gov.uk

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]

Sent: 12 November 2015 10:41

To: Thomas, Gareth <Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>

Subject: FW: P/2015/0405 Outline application for planning permission - Ellesmere Lane Penley

Hello Gareth, I hope you are well.

Please see attached (and below) surface water management plan as requested in your consultation response dated 6 July 2015 (copy attached). I would be grateful for any comments you may have and any recommend conditions should planning permission be granted. I confirm that I have also consulted with our flood and surface water management officer, Mr Neil Taunt.

Many thanks
Sharon

From: Andrew Gough [<mailto:andrew@awgough.co.uk>]
Sent: 11 November 2015 18:22
To: Sharon Holman; Neil Taunt
Cc: 'osian@om-architecture.co.uk'; dppa@talktalk.net
Subject: P/2015/0405 Outline application for planning permission - Ellesmere Lane Penley

Dear Sharon/Neil,

I have been passed a copy of Neil's comments on the above planning application from the planning agent Mr Osian Jones and also refer to a recent telephone conversation with Neil regarding the site drainage and flood risk assessment.

Please find attached for consideration and approval an updated Drainage Assessment Report and a schematic drainage layout plan indicating how the site could be drained. In addition a copy of the initial attenuation calculations are attached.

The proposals seek to manage and mitigate any potential flooding from any source and also provide suitable drainage attenuation and improvements such there will be no residual flood risk to the development or elsewhere as a result of the development. A stone trench has been indicated to accommodate and mitigate potential flooding from surface water run-off as indicated on the Natural Resources Wales plans and provide a measure of surface water attenuation in tandem and alongside the existing ditchcourse along the site road frontage to Ellesmere Lane.

It is considered that the revised report and additional information provide satisfactory details to show how the site can be adequately drained with no overriding or residual flood risks or drainage issues.

I trust the additional details will provide satisfactory evidence that the site can be suitably and satisfactorily drained and that the planning application can be positively supported.

Should you have any further queries or questions please do not hesitate to contact me.

Kind regards

Andy Gough

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