

Cerys Jones

From: Matthew Phillips
Sent: 07 January 2016 09:26
To: planning_admin
Subject: FW: P/2015/0382 Land at North Road, Ponciau, Wrexham
Attachments: asset_management_response.pdf; surface_water_scheme_submitted.pdf

Please add email and attachment as supporting information to P/2015/0382

From: Dafydd Edwards [mailto:dafydd@blueprintarchitectural.com]
Sent: 07 January 2016 09:15
To: Matthew Phillips
Subject: Re: P/2015/0382 Land at North Road, Ponciau, Wrexham

Matthew,

I have been in discussions with my client with regards to the surface water drainage strategy requested by NRW.

The previous application for the site provided in depth surface water calculations & drawings.

From information available to me using the online planning register, the original scheme for surface water was proposed to be connecting to DCWW drainage as a combined system. This was later understood to not be a viable option and a letter of easement was obtained by our client to connect into a water course located on Ty Gwyn Farm, a copy of which I attach.

As there where previous drawings and calculations completed for the site, I don't believe further information is required.

Although the site layout varies from the drawings completed for the surface water strategy, the information available outlines the proposals to:

1. Deal with the surface water.
2. Storage of surface water allowing a slow rate of discharge to water course acceptable by NRW.
3. Sketch illustrating location of tank and outfall direction to Water Course. (previous scheme illustrated)

Should NRW require anything further please let me know.

Please note: Foul Water is to vary from scheme illustrated on drawing attached.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services
Tel: 01978 356500
email: Dafydd@blueprintarchitectural.com

From: [Matthew Phillips](#)
Sent: Wednesday, December 23, 2015 12:57 PM
To: [Dafydd Edwards](#)
Subject: RE: P/2015/0382 Land at North Road, Ponciau, Wrexham

Dafydd,

You were copied in on the NRW response to the application. I am hoping to be able to get them to lift their objection regarding protected species however their comments about surface water will need to be addressed.

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: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 21 December 2015 14:35
To: Matthew Phillips
Subject: Re: P/2015/0382 Land at North Road, Ponciau, Wrexham

Matthew,

Please find attached amended plans and design and access statement for the above mentioned application.

I trust the amendments provided are satisfactory.

Should you require anything further please do not hesitate to contact me.

Our office is closed from tomorrow until the 4th of January.

The blueprint team would like to wish you a Merry Christmas and a Happy New Year.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services
Tel: 01978 356500
email: Dafydd@blueprintarchitectural.com

From: [Matthew Phillips](#)
Sent: Thursday, December 17, 2015 8:46 AM
To: [Dafydd Edwards](#)
Subject: RE: P/2015/0382 Land at North Road, Ponciau, Wrexham

Dafydd,

I think if 22 were left as it is but you had another look at the other two. If there were only 2 spaces it for those plots it wouldn't be a major issue particularly as this is an illustrative plan and will probably be revisited by a developer in any case.

Regards

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 17 December 2015 08:10
To: Matthew Phillips
Subject: Re: P/2015/0382 Land at North Road, Ponciau, Wrexham

Morning Matthew,

Many thanks for your prompt response to the amended plan sent over. To provide some garden the Plots 16, 18 & 19 1 parking space would be lost, would this be a problem??

Regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services
Tel: 01978 356500
email: Dafydd@blueprintarchitectural.com

From: [Matthew Phillips](#)
Sent: Wednesday, December 16, 2015 11:24 AM
To: [Dafydd Edwards](#)
Subject: RE: P/2015/0382 Land at North Road, Ponciau, Wrexham

Dafydd,

Almost there. I think fronts of plots 1-3 should be parallel with the highway rather than at an angle. I am also a little concerned about the large frontage parking to plots 16, 18 and 22. If those could be amended so that there is some garden to the front then I think that would be everything sorted.

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: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 15 December 2015 16:11
To: Matthew Phillips
Subject: P/2015/0382 Land at North Road, Ponciau, Wrexham

Matthew,

Please find attached amended layout for the above mentioned planning application.

This amended layout is based on discussions you had with Stuart, and discussions with our client wishing to remove a plot reducing unit numbers to 23.

Please let me know your thoughts on this amended layout, providing you are happy we can formally submit the design changes.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services
Tel: 01978 356500
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