

Cerys Jones

From: Philip Forster
Sent: 05 December 2016 10:56
To: planning_admin
Subject: P/2016/0950

Please attach to P/2016/0950 as drainage report - web

From: Rhion Williams [mailto:rhion.williams@rba.ltd.uk]
Sent: 02 December 2016 17:32
To: Philip Forster
Cc: 'Michael Forgrave'
Subject: RE: Packsaddle drainage (RBA Ref:5009)

Philip

Thanks for sending over NRW comments.

Their statement in 'condition 10' should be answered by the comments in my earlier email and attachments detailing the proposed earthworks within these areas including comments regarding their incorrect flood maps.

Please can you confirm if you want us to respond to NRW directly?

We also note their comments regarding Condition 21 and finished floor levels / garage levels. Again this condition disregards our FCA and anticipated flood levels and floor levels (4.2). The finished floor level of 117m would mean that Wrexham Road and the site access would be inundated by over 3.0m of flood water which is approximately 1.8m above the bridge parapet and therefore wholly unrealistic given the ease with which flood water can escape at the opening in the wall adjacent to and including the site entrance.

I trust that the above is self explanatory. If you wish to discuss this matter please get in touch.

Regards

Rhion Williams

for **RBA LTD | CONSULTING CIVIL & STRUCTURAL ENGINEERS**

26 Mostyn Road, Colwyn Bay, Conwy LL29 8PB ☎ 01492 533117 ✉ admin@rba.ltd.uk 🌐 www.rba.ltd.uk

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From: Philip Forster [mailto:Philip.Forster@wrexham.gov.uk]
Sent: 02 December 2016 16:31
To: Rhion Williams
Cc: 'Michael Forgrave'; Richard Broun
Subject: RE: Packsaddle drainage (RBA Ref:5009)

Dear Rhion,

Unfortunately I have not had time this afternoon to digest your comments, but I hereby attach the NRW comments as requested.

Regards

Phil
Philip Forster



01978 298786

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From: Rhion Williams [<mailto:rhion.williams@rba.ltd.uk>]

Sent: 02 December 2016 16:19

To: Philip Forster

Cc: 'Michael Forgrave'; Richard Broun

Subject: RE: Packsaddle drainage (RBA Ref:5009)

Philip

Please can you forward NRW comments on 'raising' levels within the floodwater channel.

NRW's stipulation (planning Condition 10) that -

"There shall be no raising of ground levels on, or in vicinity of the existing access track at its boundary with Wrexham Road for a distance of 30 metres into the site"

It is our understanding that the proposed access road is generally at or slightly lower than existing ground level with the exception of our proposed ramp whose impact will be minimal and is essential in preventing excess surface water run-off from the site discharging onto Wrexham Road.

Our proposals for flood water storage within the area of land to the south west of the road reduces overall ground levels which more than compensates for this.

Our FCA appears to have been disregarded in this respect. In 4.2 of the report we state the following:

"At the site entrance there is an opening in the wall to allow access to / from the public footpath from which flood water could flow from the Brook onto Wrexham Road. Levels from the Topographical Survey suggest the flood water would drain across and along the carriageway to the north east."

In order for flood water to escape from Packsaddle Brook it would have to reach a level of 114.06m AOD. Above this level it will flow un-restricted onto the road and away from the site"

Our proposals do not alter this situation and the gap in the wall will still be present to allow flood water to flow from the brook onto Wrexham Road.

This section of our FCA goes on to state the following :

"Based on the Topographical Survey it would appear that NRW's Flood Map significantly over estimates the extent of flooding and, in reality, the flooding is limited to a small portion of the southern corner of the site by the entrance."

This is effectively a small area at and immediately adjacent to the existing pedestrian entrance to the footpath. The flood maps appear to ignore the raised ground of the site and retaining walls fronting the site which are significantly higher than the level of the watercourse and top of riverbank.

Given the above we consider that the minimal increase in ground level over a short distance for a ramp will not affect the path of flood water from the brook nor do we consider that the access road beyond the existing gated entrance forms part of the flood route for water from the brook.

Regards

Rhion Williams

for **RBA LTD | CONSULTING CIVIL & STRUCTURAL ENGINEERS**

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 02 December 2016 15:13

To: Michael Forgrave; Rhion Williams

Cc: Neil Taunt

Subject: RE: Packsaddle drainage

Dear Mike,

I am becoming some what confused with the piecemeal submissions in relation to drainage that are being submitted here. I understand that there are some additional pieces of information to be submitted in relation to the drainage conditions on the site. Until I have confirmation of this I have instructed Neil Taunt to hold off making any further comment.

Also, please can I draw to your attention NRW's comments in relation to changing levels in the existing floodwater channel. Condition no. 10 of the planning permission restricts changes to levels of the access within 30 metres of the site access.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY



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From: Michael Forgrave [<mailto:michael.forgrave@gowerhomes.co.uk>]

Sent: 29 November 2016 17:52

To: 'Rhion Williams'

Cc: Philip Forster

Subject: Packsaddle drainage

Rhion,

As discussed earlier please copy the PO in on your response to the balance of Neil Taunts comments as I am away on Thursday and Friday.

I've copied him in so that you have his contact details.

If you can respond tomorrow wonderful, but this Friday absolute latest please.

Thanks.

Mike.

Michael Forgrave Managing director

michael.forgrave@gowerhomes.co.uk

Tel: 01978 291 364

www.gowerhomes.co.uk

8 Temple Row | Wrexham | LL13 8LY

Take a look at our new look website www.gowerhomes.co.uk featuring our current and upcoming developments



From: Michael Forgrave [<mailto:michael.forgrave@gowerhomes.co.uk>]

Sent: 22 November 2016 14:18

To: 'Philip Forster' <Philip.Forster@wrexham.gov.uk>

Subject: FW: Packsaddle title plan

Phil,

See attached our land registry plan, showing the extra land that we do own between the "development land" and the river.

I'm awaiting a response from my drainage consultant to Neil's comments.

Mike.

Michael Forgrave Managing director

michael.forgrave@gowerhomes.co.uk

Tel: 01978 291 364

www.gowerhomes.co.uk

8 Temple Row | Wrexham | LL13 8LY

Take a look at our new look website www.gowerhomes.co.uk featuring our current and upcoming developments



From: Alison McDowell [<mailto:alison.mcdowell@gowerhomes.co.uk>]

Sent: 22 November 2016 14:02

To: 'Michael Forgrave' <michael.forgrave@gowerhomes.co.uk>

Subject: Packsaddle title plan

Alison McDowell

alison.mcdowell@gowerhomes.co.uk

Tel: 01978 291 364

www.gowerhomes.co.uk

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