

Judith Williams

From: Kevin Hughes
Sent: 19 November 2015 13:41
To: planning_admin
Subject: FW: Proposed Aldi Foodstore, Ruthin Road, Wrexham (2015/0533)

Scan to civica please

From: Neil Taunt
Sent: 19 November 2015 13:10
To: Kevin Hughes
Subject: RE: Proposed Aldi Foodstore, Ruthin Road, Wrexham (2015/0533)

Hi Kevin,

I have reviewed the submitted information as requested and would make the following comments:

The proposed drainage plan would result in a significant reduction in the amount of surface water entering the combined sewer system. Borehole information submitted in support of the application indicates that soakaway is likely to be appropriate for disposal of surface waters from the development but no supporting information is submitted to indicate expected ground permeability. This has the knock on issue of not being able to design the appropriate soakaway volume required to ensure no increase in flood risk to the surrounding areas as a result of the development. Ideally this information should be made available prior to determination to ensure a scheme is viable. If you are minded to approve the application in the absence of this information then I would request the following pre commencement conditions be included:

SOAKAWAY TESTS TO BE CARRIED OUT: No part of development shall commence until soakaway tests have been carried out in accordance with British Standard BS6297:1983. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

COMPREHENSIVE DRAINAGE (SuDS): No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Any questions then please let me know.

Thanks

Neil

From: Kevin Hughes
Sent: 18 November 2015 14:34
To: Neil Taunt
Subject: FW: Proposed Aldi Foodstore, Ruthin Road, Wrexham (2015/0533)

Hi Neil

I have attached a surface management plan which has been requested by NRW and I have forwarded it to them for their comments.

I attach also the letter which refers to potential flooding and would appreciate any comments you may have.

I appreciate you will be busy but I am trying to compile a report for the aldi application in draft for Monday which will be going on the December planning committee.

The application is on civica P/2015/0533

Thanks kevin

From: Gabrilatsou, Joanna [<mailto:Joanna.Gabrilatsou@eu.jll.com>]
Sent: 18 November 2015 08:16
To: Kevin Hughes
Cc: David Williams; Phil S Sarbutts
Subject: Proposed Aldi Foodstore, Ruthin Road, Wrexham (2015/0533)

Good morning Kevin

Further to NRW's comments submitted to the Council, 13 August 2015 in regard to the above planning application for the Proposed Aldi store at Ruthin Road, a request was made for a Surface Water Management Plan. Aldi's engineers have since carried out investigations to better understand the current situation and proposed scheme for the site.

Therefore please find attached Aldi's 'Proposed Drainage Plan 8344-D-002' for submission as part of this planning application.

The drainage plan shows the layout of the pipes and the principles behind the drainage scheme we are proposing.

From the drainage investigation works undertaken during the past few weeks it would appear that the current site is served by a soakaway system behind the existing council building behind the ambulance station. The surveys have been unable to find an outlet to the River, as was originally anticipated leading to the conclusion that soakaways have been employed. In addition, the engineers know that the Morrisons site is served by at least 4 soakaways rather than being connected to the sewer network.

I trust that the information submitted is sufficient in response to NRW's response and that a detailed drainage design can be conditioned as part of a planning permission.

I would be grateful if you can confirm that the submitted information is sufficient but if anything more is required pre determination that I am made aware **as soon as possible**. I would be happy for our engineer to speak directly with the Council's drainage officer if that would help. At this stage I do not have her/his details and ask if you can provide a name and number for me today so we can follow this up quickly.

We don't believe any additional information is required now as part of this planning application and assume that you are now in a position to prepare your committee report for the 7 December committee.

If you are around today, I would welcome a conversation. My phone numbers are set out below.

Kind regards

Joanna

Joanna Gabrilatsou

Director - Planning and Development

One Piccadilly Gardens | Manchester M1 1RG



T: +44 (0)161 238 6204

M: +44 (0)7970 275826

Joanna.Gabrilatsou@eu.jll.com

jll.co.uk

Jones Lang LaSalle Limited
Registered in England and Wales Number 1188567
Registered office at 30 Warwick Street, London, W1B 5NH

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