

Cerys Jones

From: Matthew Phillips
Sent: 04 January 2016 09:10
To: planning_admin
Subject: FW: P/2015/0382 - outline application for residential development, land off North Road Ponciau.

Welsh Water response

From: Jones-Hughes Henry [mailto:Henry.Jones-Hughes@dwrcymru.com]
Sent: 04 January 2016 09:09
To: Matthew Phillips
Subject: RE: P/2015/0382 - outline application for residential development, land off North Road Ponciau.

Hi Matthew

In this instance, given that we don't know what solutions are available I would agree that a pre-commencement or Grampian style condition would be better

Thanks
Henry



Henry Jones-Hughes

Development Control Officer | Developer Services | Dwr Cymru Welsh Water

PO Box 3146 | Cardiff | CF30 0EH | T: 0800 9172652 | F: 02920 740472 | Ext. 65813

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#)

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 04 January 2016 08:50
To: Jones-Hughes Henry
Subject: RE: P/2015/0382 - outline application for residential development, land off North Road Ponciau.

***** External Mail *****

Henry,

By using a pre-occupation condition isn't there as risk that the houses will end up getting built and the developer will argue that the Thornbury connection is too costly because of the distance and modelling demonstrates that there are no other options other than to connect to the nearest sewer to the site? I'd feel more comfortable making the foul drainage scheme a pre-commencement or a Grampian style condition, with implementation of an approved scheme being required prior to occupation.

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: Jones-Hughes Henry [<mailto:Henry.Jones-Hughes@dwrcymru.com>]
Sent: 31 December 2015 13:37
To: Matthew Phillips
Subject: RE: P/2015/0382 - outline application for residential development, land off North Road Ponciau.

Hi Matthew

I can offer a point of connection but it is some distance away, alternatively the developer can model the network to find a solution. I've attached further correspondence and a sewer plan showing the acceptable points of connection. They can be found on the combined sewer travelling in a southerly direction beyond the property known as Thornbury.

Regards
Henry



Henry Jones-Hughes
Development Control Officer | Developer Services | Dwr Cymru Welsh Water
PO Box 3146 | Cardiff | CF30 0EH | T: 0800 9172652 | F: 02920 740472 | Ext. 65813

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#)

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 23 December 2015 13:06
To: Jones-Hughes Henry
Subject: P/2015/0382 - outline application for residential development, land off North Road Ponciau.

***** External Mail *****

Henry,

We received an letter from you dated 10 July 2015 (your reference PLA/0012381) regarding the above development. At the time 24 dwellings were proposed. I understand the applicant has subsequently discussed the site with you. Following the discussions the applicant has amended the proposals and reduced the number of dwellings proposed to 23. A copy of the amended indicative site plan is attached.

I would be grateful if you could forward me any additional comments you wish to make in light of the amendments.

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

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments,

please refer to http://www.wrexham.gov.uk/top_navigation/disclaimers.htm.

Ewch i weld - mi fedrwch chi dalu, anfon, ceisio, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neur sefydliad yi cyfeirir atynt yn unig. Am yr amodau llawn ynglyn a chynnwys a defnyddior neges e-bost hon ac unrhyw atodiadau, cyfeiriwch i http://www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to http://www.wrexham.gov.uk/top_navigation/disclaimers.htm.

Ewch i weld - mi fedrwch chi dalu, anfon, ceisio, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neur sefydliad yi cyfeirir atynt yn unig. Am yr amodau llawn ynglyn a chynnwys a defnyddior neges e-bost hon ac unrhyw atodiadau, cyfeiriwch i http://www.wreccsam.gov.uk/top_navigation/disclaimersw.htm