

Cerys Jones

From: Matthew Phillips
Sent: 16 December 2015 08:41
To: planning_admin
Subject: FW: TOTAL FITNESS STANSTY ROAD WREXHAM
Attachments: P/2015/0812 Total Fitness (RBA Ref: 5010)

Please add email as flood officer comments to P/2015/0812

From: Neil Taunt
Sent: 16 December 2015 07:40
To: Matthew Phillips
Subject: RE: TOTAL FITNESS STANSTY ROAD WREXHAM

Hi Matthew,

The intention of the guidance note provided previously to the applicant is to ensure that at the earliest stage in the planning system it is demonstrated that there is a feasible surface water system for the proposed development. This includes understanding the likely requirement for below/above storage and that this can be achieved with the proposed site layout to minimise the likelihood of greater issues further down the line. As I stated in my previous response, soak away tests will determine the infiltration rate and hence storage volume required. I include attached previous correspondence from the consultant working on behalf of the developer where they appear to commit to providing this information.

In the absence of this information it has not been demonstrated that there is a feasible surface water management for the scheme for the development. I appreciate that this is a brownfield site, but again no information has been submitted detailing the existing drainage system capacity or function – only that the majority of the site drains to soak away, with a small section discharging directly onto the neighbouring public highway.

At this time I have not seen sufficient evidence to suggest that a scheme to manage surface water over the life of the development is feasible, so must therefore recommend the application be refused.

I am more than willing to meet with either yourself and the applicant to discuss further.

Regards

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



01978 729734

Housing, Public Protection and Environment Department, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

Adran Tai, Gwarchod y Cyhoedd a'r Amgylchedd, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

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From: Matthew Phillips
Sent: 15 December 2015 16:23
To: Neil Taunt
Subject: RE: TOTAL FITNESS STANSTY ROAD WREXHAM

Neil,

The applicant has asked if the soakaway tests could be required by condition. If not, would you be advising permission be refused in the absence of the soakaway data?

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: Neil Taunt
Sent: 14 December 2015 10:00
To: Matthew Phillips
Subject: RE: TOTAL FITNESS STANSTY ROAD WREXHAM

Hi Matthew,

I am still awaiting confirmation of the suitability of soakaways on the site.

The submitted information does indicate the principle that surface waters could be managed for the vast majority of the site by using underground storage and soak away to contain the 1 in 30 year event, with waters generated in excess of this contained above ground in road ways and gardens etc. up to the 1 in 100 year event with an appropriate allowance for climate change. No supporting information has been submitted at this time to identify the volumes required to contain surface waters above/below ground at this time. The infiltration rate determined by soakaway tests would define this.

I would request that, prior to determination, infiltration tests and outline calculations are provided as requested in my previous response. This will ensure the proposed layout will be capable of providing the storage required assuming soakaways are feasible. In addition all effort should be made to minimise the runoff from the development site onto the neighbouring highway network. If soakaways are demonstrated to be appropriate, and sufficient volume available to contain surface waters generated by the 1 in 100 year event (+CC) then I will request an appropriate condition be applied to cover detailed design.

If you have any questions on the above then please let me know.

Many thanks

Neil



Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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From: Matthew Phillips
Sent: 07 December 2015 13:41
To: Neil Taunt
Subject: FW: TOTAL FITNESS STANSTY ROAD WREXHAM

Neil,

Please see attached – re: P/2015/0812.

I would be grateful for your comments.

Regards

Matthew

From: Parry Davies Architects Ltd [<mailto:pdparchitects@aol.com>]
Sent: 04 December 2015 14:38
To: Matthew Phillips
Cc: michael.forgrave@gowerhomes.co.uk
Subject: TOTAL FITNESS STANSTY ROAD WREXHAM

Please find attached amended site layout plan and roads and levels plans which incorporate amendments to the hammerhead to allow for refuge bin lorry
all as noted an attached traffic assessment
we also attach outline storm water drainage assessment which has been agreed in principal with NRW
final layout to follow
We have also incorporated additional information on the roads and levels layout as requested in the highways memo dated 19th November 2015
We trust that this application may now be duly considered at the next available planning meeting

Regards

R Gratton

for and on behalf of

Parry Davies Architects Ltd.
Studio 55:20, North Wales Business Park, Abergel, LL22 8LJ

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