

Judith Williams

From: Matthew Phillips
Sent: 15 January 2015 11:49
To: planning_admin
Subject: FW: P/2014/0739 - Land West of Ley Farm Green Lane, Halton Chirk (Welsh Water reference PLA0008587)
Attachments: 13-33 A124 B - Type 2d Plans and Elevations.pdf; 13-33 A332 B - Type 3b Elevations.pdf; 13-33 A114 B - Type 1d Plans and Elevations.pdf

P/2014/0739 – amended plans

From: Geraint Edwards [mailto:geraint@greenspacearchitects.co.uk]
Sent: 08 January 2015 12:54
To: Matthew Phillips
Cc: 'Kevin Slack'
Subject: RE: P/2014/0739 - Land West of Ley Farm Green Lane, Halton Chirk (Welsh Water reference PLA0008587)

Hi Matthew

I am looking at producing a document to show what is involved with the green wall system, as well as showing how the boundary to the POS adjacent to plots 5-8 works. There is a pedestrian link proposed but it isn't very clear on the landscaping plan, so what I can do is just develop this area of the layout.

I will also confirm the gradient of the access road of the 1970s scheme.

I should be able to get back to you with this tomorrow, but in the meantime please find attached drawings for house types 1d, 2d and 3b that address points iii) and iv).

Many thanks.

Geraint Edwards MArch(Hons) BA(Hons)
Architect

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 07 January 2015 16:32

To: geraint@greenspacearchitects.co.uk; Kevin Slack

Subject: FW: P/2014/0739 - Land West of Ley Farm Green Lane, Halton Chirk (Welsh Water reference PLA0008587)

Kevin/Geraint,

Apologies for not getting some feedback to you sooner on the amended plans. There is nothing significant in terms of layout/appearance:

- i) It would perhaps be useful to have some further details of the green walls (as a stand along document rather than on any of the plans already submitted) to show what this will involve. It wouldn't need to be details for each applicable plot, but a perhaps a plan to show a typical example;
- ii) Following on from the above it is not entirely clear how the boundary between the end of the private drive serving plots 5-8 and the POS to the east of it will be treated. The section drawings suggest this will take a terraced form but the street scene plan and the site plan suggest this would be a sheer face. It is also a shame that there is no pedestrian access from the lower part of the site to the upper part of the site via that open space area.
- iii) The appearance of plot types 1d and 3b would be improved and more reflective of the general character of the development if the shallow mono-pitched dormers were replaced by more conventional pitched roof types.
- iv) I suggest eliminating the windows serving habitable rooms that are in the side elevation of plot type 2d. I can see these being source of contention in future if neighbouring occupiers decide to extend!

I know that following the site survey work to looked in detail at the 1977 scheme – I was wondering if you had any information about the gradients of the estate roads in that scheme. I think being able to include that information in a committee report would be useful in order to help illustrate one of the clear advantages of the current proposals over that scheme.

I am still waiting for a consultation response from Highways. I have however had a response from Welsh Water in respect of the surface water drainage proposals – in particular the proposal to connect the storage tanks to the combined sewer.

Regards

Matthew

From: Jones-Hughes Henry [<mailto:Henry.Jones-Hughes@dwrcymru.com>]

Sent: 07 January 2015 15:31

To: Matthew Phillips

Cc: Lord Matthew

Subject: RE: P/2014/0739 - Land West of Ley Farm Green Lane, Halton Chirk (Welsh Water reference PLA0008587)

Dear Matthew

Sorry for the delay in response.

We would look to avoid the connection of the surface water into our combined system.

More needs to be done in order to demonstrate that Part H of the Building Regulations has been exhausted. The developer would have to look at the possibility of on-site infiltration and provide infiltration tests in line with BRE Digest 365.

The developer would also need to explore whether there is a private drain or ditch running through the site which could be connected into. This would be done by way of a detailed site survey to identify any unknown courses.

If these options have been exhausted then the developer would have to look at a connection into nearby watercourse.

Regards
Henry



Henry Jones-Hughes

Development Control Officer | Developer Services | Dwr Cymru Welsh Water

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 07 January 2015 13:10

To: Jones-Hughes Henry

Subject: FW: P/2014/0739 - Land West of Ley Farm Green Lane, Halton Chirk (Welsh Water reference PLA0008587)

Dear Mr Jones,

I understand that the email and plan that I sent to your colleague Miriam in December has been forwarded to you. I was wondering if you had been able to look at the details submitted and whether you had any comments on the proposed surface water drainage arrangements, in particular the fact the proposed surface water regulation systems would connect to the combined sewer.

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: Matthew Phillips

Sent: 11 December 2014 12:15

To: 'Wasik-Evans Miriam'

Subject: P/2014/0739 - Land West of Ley Farm Green Lane, Halton Chirk (Welsh Water reference PLA0008587)

Mirian,

Further to your consultation response in respect of the above application please find attached a copy of a surface water drainage scheme for the site. The applicant's agent has also confirm that:

"All attenuation is provided at the lower end of the site. Geocellular crates for the 30yr and an open dry pond / basin for the 100yr.

The pond will be dry other than in extreme events so it can be landscaped and a footpath incorporated in the upper slope layout. Depth would depend on the size but should be limited to approx 1.2m for safety reasons.

The final profile would need to be confirmed during detailed design."

Given that the geocellular crates appear to have an outfall into the public sewer, I would be grateful for your comments. It would appear the intention is to control the rate of surface water run-off to within existing (i.e. greenfield rates). Please also note that this site is subject to a still valid 1977 planning permission (commencement works having taken place within the lifetime of the permission) for residential development – the 1977 permission makes no provision for the regulation of surface water drainage.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

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