

Sharon Holman
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 1st August 2014

Dear Ms Holman,

**ERECTION OF AMBULANCE AND FIRE SERVICE STATION AND RESOURCE CENTRE
TOGETHER WITH ASSOCIATED FACILITIES, STAFF AND VISITOR PARKING, VEHICLE
WASHING, RE-FUELLING AREA AND FIRE TRAINING FACILITY – DISCHARGE OF
CONDITIONS 26, 27 & 28
LAND SOUTH OF WREXHAM MAELOR HOSPITAL, CROESNEWYDD ROAD, WREXHAM,
LL13 7YP**

Thank you for referring the above application for discharge of conditions 26, 27 and 28, which we received on 17 July 2014.

We will discuss the information relating to each condition in order:

Condition 26

There are several aspects to this condition. We will comment on all parts except proposed disposal of foul water, for which you should discuss foul drainage with Dwr Cymru/Welsh Water.

The submitted 'Proposed Drainage Strategy' does not include assessment into the potential for disposing of surface water by infiltration. However, we welcome the intention to restrict flows to greenfield rates the discharge from the site into the Afon Gwenfro. The proposed discharge rates look reasonable. However, before we can recommend discharge of the surface water and land drainage component of this condition, we would like further information regarding:

how the proposed dual orifice plate hydrobrake will operate to ensure that greenfield runoff rates are mimicked post development.

* clarification regarding the discrepancies between the storage volumes quoted in the 'Proposed Drainage Strategy' (two tanks with total storage of 895m³) and shown on the drawings (three tanks with total storage of 985m³) and the Microdrainage calculations (three tanks with same total storage of 985m³ but slightly different configuration).

* the integration of Attenuation Cell C into the drainage scheme, including operation of the surface water pumps required to discharge water from the tank. Maintenance of the pumps is not mentioned in the submitted management plan. How has the 40m³ emergency storage to accommodate inflows in the event of pump failure been derived?

Condition 27

Condition 27 stipulates that the development shall not be occupied until the sustainable drainage scheme has been completed, and that it should be managed and maintained thereafter according to the agreed plan. We are therefore not in a position to recommend discharge of this condition.

Condition 28

The overland flow routes plan P030-ARU-C-A00_BG-SK-150 demonstrates that for events exceeding the design event of the 1% AEP plus 30% climate change storm, floodwater will collect away from site buildings and no other sites or landowners will be affected. We are therefore able to recommend discharge of this condition.

We look forward to receiving the further information that we requested concerning the discharge of condition 26 in due course.

Yn gywir / Yours' faithfully,

A handwritten signature in black ink, appearing to read 'G. Thomas', is positioned above the printed name and title.

Mr. GARETH THOMAS

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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