

AnnS Jones

From: Janet Sutherberry
Sent: 01 August 2014 09:15
To: planning_admin
Subject: FW: Proposed condition 2 - The Foundry site, Mount Street, Rhostyllen P/2014/0097
Attachments: e-mail document.pdf

Please attach to planning file – agent correspondance

From: Bob Cartwright [mailto:robert.cartwright6@btinternet.com]
Sent: 31 July 2014 17:57
To: Janet Sutherberry; Peter Douthwaite
Cc: 'Griffin Steve'
Subject: RE: Proposed condition 2 - The Foundry site, Mount Street, Rhostyllen P/2014/0097

Janet, Peter

Attached copy e-mail between Betts and Charlotte confirming items 1 and 2 which I believe should satisfy the contamination condition.



Robert Cartwright - Partner,
Tel. 01270 368217 mob. 0791 767 2498

CARTWRIGHT
ARCHITECTURAL & PLANNING SERVICES



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From: Peter Douthwaite [mailto:Peter.Douthwaite@wrexham.gov.uk]
Sent: 31 July 2014 15:35
To: Janet Sutherberry; robert.cartwright6@btinternet.com
Cc: steve@sgestates.co.uk
Subject: RE: Proposed condition 2 - The Foundry site, Mount Street, Rhostyllen P/2014/0097

My understanding is that Betts were to undertake testing on the site with a view to use soakaways rather than the Afon Clywedog proposal.

From: Janet Sutherberry
Sent: 30 July 2014 16:50
To: robert.cartwright6@btinternet.com
Cc: steve@sgestates.co.uk; Peter Douthwaite
Subject: Proposed condition 2 - The Foundry site, Mount Street, Rhostyllen P/2014/0097

Bob,

I am aware that Steve is anxious to continue with development at the site, but as you know there is no planning permission yet, and therefore planning conditions cannot be formally discharged.

In relation to proposed condition 2, there has been quite a bit of correspondence – see below. Are you able to help with the last emails (from Charlotte Beattie and Gareth Thomas)?

It appears that there is not agreement on this matter yet. Do you have any more information? Until matters are resolved this proposed condition cannot be discharged.

Regards
Janet

Janet Sutherberry
Senior Planning Officer / Uwch Swyddog Cynllunio

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From: Charlotte Beattie
Sent: 27 June 2014 11:51
To: Janet Sutherberry
Cc: Knowles, Ryan; Thomas, Gareth; Peter Douthwaite; Carole Wright
Subject: RE: The Foundry, Mount Street, Rhostyllen, LL14 4AU (NT/2014/115530) - 14 houses

Hi Janet

This maybe one for further discussion?

Is it or would it be possible to get the surface water system designed (by agents) into the POS on site or to north whilst this is being drafted with legal and prior to condition?

Given the uncertainty with system proposed (via highway or sewer as previously stated) do you think there is sufficient scope/reason for them to demonstrate viable surface water system (a simple combination of swale depressions within POS, permeable pavements to the un-adopted surfaces pavements and use of tree pits) as part of the approved scheme/or scheme of maintenance for POS ? To perhaps ensure a greater degree of certainty towards potential off site flood risk occurs and compliance with TAN 15 section 8.

Would welcome your thoughts on this?

Thanks
Charlotte

Charlotte Beattie BA(Hons) MTPL MRTPI
Senior Flood Management Officer
Uwch Swyddog Rheoli Llifogydd

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From: Thomas, Gareth [<mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk>]
Sent: 24 June 2014 09:55
To: Janet Sutherberry
Cc: Charlotte Beattie; Knowles, Ryan
Subject: FW: The Foundry, Mount Street, Rhostyllen, LL14 4AU (NT/2014/115530) - 14 houses

Dear Janet,

Please find our updated response given the applicant's intention to connect to highway drainage, to the Afon Clywedog, rather than the main sewer system. We still recommend that the condition that we requested in our letter dated 28th March is attached to any permission.

Kind regards,

Gareth Thomas
Swyddog Cyswllt Cynllunio / Planning Liaison Officer
Cyfoeth Naturiol Cymru / Natural Resources Wales
Ffôn/Tel: (01248) 48 4075
Siaradwr Cymraeg / Welsh Speaker

E-bost/E-mail:

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Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Knowles, Ryan
Sent: 24 June 2014 09:33
To: Thomas, Gareth
Cc: Charlotte.Beattie@wrexham.gov.uk
Subject: RE: The Foundry, Mount Street, Rhostyllen, LL14 4AU (NT/2014/115530) - 14 houses

Morning,

The Flood Consequences Assessment (available on Wrexham's planning website) produced as part of the planning application had indicated that surface water runoff from the present site is directed to the public sewer network in Mount Street. During the planning application consultation we advised that the Local Planning Authority should liaise with Dŵr Cymru/Welsh Water so that they had the opportunity to comment on the acceptability of such proposals. The maximum rate of discharge to the public system would have needed to be agreed with them.

However, given the text below, it now appears that the developer is proposing to discharge to an existing “highway” drain, which then drains to the Afon Clywedog. Natural Resources Wales has no records of such a drainage system or whether the system is in a suitable condition to receive surface water flows from the site. It would be prudent to ascertain the following:

- Is there evidence to prove that the existing site currently drains to the “highway” drain?
- Is the “highway” drain in reasonable condition to receive runoff from the site i.e. well maintained and free flowing?
- Is there a risk that the highway drain and any structures downstream of it could be overloaded as a result of surface water being directed to it?

Given that the developer has indicated that SuDS will not be implemented as part of the drainage strategy, in line with TAN15 (para. 8.5), the proposed drainage system will need to improve on the status quo and as such the proposed discharge rates should be reduced to provide flood risk betterment. For “brownfield” sites, we usually advise that peak discharge rates be reduced by 50% when compared to existing runoff regime. However, if there is insufficient evidence to demonstrate that the existing site discharges to the highway drain, then there is a good case to restrict runoff rates from the site to “Greenfield” rates, or even less, if there are structures downstream of the site that have insufficient capacity to convey flows generated by the development.

Hope of help.

Regards, Ryan

Ryan Knowles

Dadansoddi Risg Llifogydd /Flood Risk Analysis

Cyfoeth Naturiol Cymru / Natural Resources Wales, Buckley Office, Chester Road, Buckley, CH7 3AJ.

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www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

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From: Thomas, Gareth

Sent: 23 June 2014 15:28

To: Knowles, Ryan

Cc: Charlotte.Beattie@wrexham.gov.uk

Subject: FW: The Foundry, Mount Street, Rhostyllen, LL14 4AU (NT/2014/115530) - 14 houses

Hi Ryan,

You looked at this one when it came in as a planning application in March. Enclosed are calcs relating to any sw drainage scheme. What do you think? The email says the rate will be no greater than present, but would we look for further betterment?

Thanks,

Gareth

Gareth Thomas
Swyddog Cyswllt Cynllunio / Planning Liaison Officer
Cyfoeth Naturiol Cymru / Natural Resources Wales
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From: Charlotte Beattie [<mailto:Charlotte.Beattie@wrexham.gov.uk>]

Sent: 23 June 2014 15:18

To: Thomas, Gareth

Subject: FW: The Foundry, Mount Street, Rhostyllen

Hi Gareth

Hope you are well. Hoping to gain your advice on acceptability on the principal of reduced surface water flows –off redeveloped site conveyance via the Highways to a discharge point on Clywedog? The site in question is The Foundry Rhostyllen and all I have is the attached calculations, and no details of the overall drainage layout for scheme or suds proposals. Your initial advice would be welcomed and I will speak with Janet Sutherberry Planning case officer, later this week.

Thanks
Charlotte

Charlotte Beattie BA(Hons) MTPL MRTPI
Senior Flood Management Officer
Uwch Swyddog Rheoli Llifogydd

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From: Rob Ankers [<mailto:robankers@betts-associates.co.uk>]

Sent: 05 June 2014 13:55

To: Charlotte Beattie

Cc: peter.douthwaite@wrexham.gov.uk; Steve@sgestates

Subject: The Foundry, Mount Street, Rhostyllen

Charlotte/Peter further to our initial enquiry via Richard Nicholas and in line with discussions our client, Steve Griffin has had with Peter Douthwaite please find a summary sheet of the estimated flows for the impermeable area which is understood to have drained out the rear and into the existing highway system which conveys down to the River.

In summary, we propose to continue flows through to this system at a rate no greater than previously.

Form calculation we find that the existing impermeable area generated a flow of 92.8l/s based on a 50mm rainfall rate. Due to the reduction of impermeable area in the post development scenario, it would be very unlikely for the proposed rate to reach this discharge as we are only looking at continuing the conveyance by serving the proposed highway.

If you could confirm this approach is acceptable we can move forward and provide actual flow rates which we would be looking for in order to satisfy your requirements.

If you have any questions please do not hesitate to contact me.

Regards

Robert Ankers
Betts Associates
Director

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rob.ankers@betts-associates.co.uk
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