Former Coop Site, Shone's Lane, Wrexham

Drainage Strategy Note

Existing Site

The site is the former Coop store on Shone's Lane, Llay in the county of Wrexham.

The site is bounded by residential properties. To the north of the site, between the building and Shone's Lane, is an area of hard surfacing which was previously used for parking.

The Google Earth image in Figure 1 below shows the site location.



Figure 1 – Site Location

Existing Drainage

The existing drainage is to be investigated but it is believed that the foul drainage discharges to the existing Welsh Water foul sewer in Shone's Lane.

The hard surfaced area at the front of the building falls towards Shone's Lane, it appears the runoff from here is captured by the highway gullies. Further investigation is required to determine the destination of the roof drainage, though it is anticipated it connects into the public sewer.

An extract of the DCWW sewer record in shown in Figure 2 below.

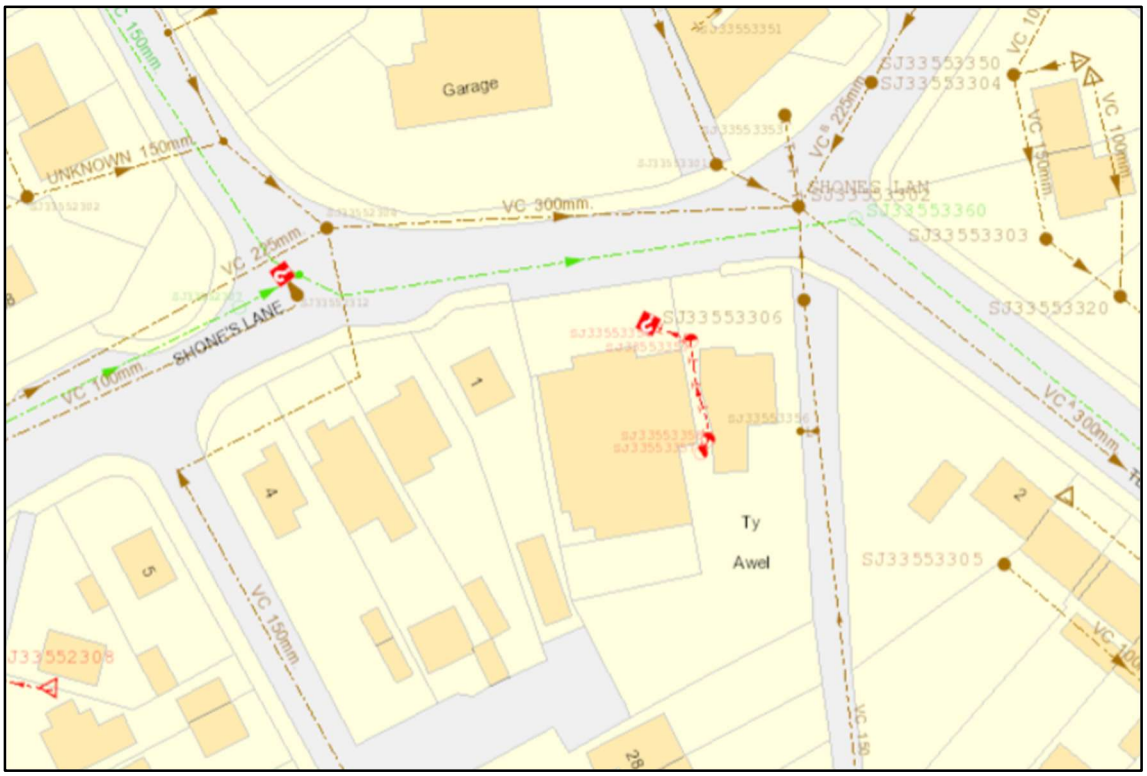


Figure 2 – DCWW Sewer Record

Proposed Drainage

The proposed foul water drainage will utilise the existing outfall connection to the foul water sewer.

The proposed surface water drainage strategy will follow the requirements of the Welsh Government's SuDS guidance, and approval from the SAB will be obtained prior to commencement of the development.

Historical map and ground data suggest that the site may be underlain by gravels which could lend itself to a soakaway solution. Concerns about seasonally high ground water will be investigated with a ground water monitoring regime to determine soakaway suitability. If necessary, the surface water may need to be connected to the public sewer at controlled rates, to better mimic the greenfield runoff.

The development provides the opportunity to manage the existing discharge from the site in accordance with the SuDS hierarchy.