DATRYS

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Proposal: Redevelopment of site to consist of 16 Apartments
Address: Former Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL

Initial Drainage Strategy:

Existing drainage

1. A cctv trace of the existing drainage was undertaken to establish the existing arrangements and the connectivity of the site to the surrounding drainage network. Each building on site currently has an individual connection to the combined sewer fronting the site. Some rain water pipes are directed into the onsite pipework that enters the combined sewer.
2. An existing sewer that appears defunct runs along the north boundary with connections into the adjacent property. It is in very poor condition and repeated attempts to investigate further has failed to confirm if live or defunct. Dye tests in neighbouring gullies did not show any flow into the sewer. The adjacent plots are relatively new so it is envisaged that this pipe served the former demolished buildings on the adjacent site.
3. Welsh Water have agreed in principle to address this pipe through means of relaying it via a S185 application. Should it be confirmed to be defunct at later date pre-construction then it can be removed subject to agreement with DCWW.
4. The existing highway gullies in road fronting the site connect with the combined sewer network.
5. The site to the rear of the proposed building has a soakaway in use for the surface water runoff.

Foul

1. A PPA application (**PPA0007822)** was made to DCWW in April 2023 with the response received 11/5/23 stating that there were no concerns relative to the sewerage network nor treatment works to receive the flows from the development. Clarification has been sought with DCWW as to whether the response remains valid given it has exceeded 12months since their response in May 2023. No response received as of the date of this document.
2. Given limited space along the site frontage, it is intended to have two separate foul connections with the combined sewer in the highway fronting the site, reflective of the existing connectivity. The existing pipework is not in condition suitable for reuse, bar the final length of sewer serving the northern building.
3. The intention is to retain the onsite drainage as a private network beyond the extent of the demarcation chambers at site boundary.

Surface Water

Disposal of surface water is summarised as follows:

1. Porosity testing was undertaken on site to establish if the ground is viable for infiltration in terms of an adequate infiltration rate and sufficient clearance from any groundwater. The porosity report outlines the findings from the investigation concluding that infiltration is suitable for the site.
2. The site is very confined in terms of space given the proximity of the existing highway and the combined sewer lying within the highway, the presence of existing retaining walls around the entire perimeter of the site), and a sewer lying inside the site along the northern boundary.
3. The surface water scheme for the site proposes two separate onsite networks, one to deal with the main apartment block, and the other to serve the runoff from the southern block of apartments.
4. The southern part of the site can be served by a geocellular soakaway crate system whilst the northern site needs a larger storage capacity including a perforated chamber solution, but given the lack of space, a supplementary attenuation tank is required.
5. The proposals will also look to incorporate various SUDS features in order to meet the water quality, amenity and biodiversity requirements, through use of a mixture of raingardens and raised planters. Re-use of rainwater through harvesting is to be given further consideration during detailed design.
6. A SAB Pre-application was made to Wrexham SAB in April 2024 but no response was received as of the date of this document.

Drawing / Document References

24033/500P02 Existing Drainage
24033/SK501P07 Proposed Drainage Scheme
24033/E/01 Porosity Report