

From: DAVID EVANS

Subject: Fwd: **DRAINAGE FALL BACK POSITION DYMOCK ARMS P/2022/0959 - P/2022/0960**

Date: 6 Jan 2023 at 10:58

To: planning@wrexham.co.uk

ATT SHARON HOLMAN

Hi Sharon

With regard to the above applications please see the comments below from Keytech Designs on the flows from the site based on the fall back situation of the sites previous use.

I trust this covers points raised by your consultees on this issue.

I can also confirm that our highway engineer is preparing comments on the highway issues raised by your highway consultant.

It would be good if you could contact me with any other outstanding issues that may require comment from ourselves.

Kind Regards

DAVID EVANS

geometra

Begin forwarded message:

From: Gareth Small

Subject: RE: Re: **DRAINAGE FALL BACK POSITION DYMOCK ARMS**

Date: 4 Jan 2023 at 14:44

To: DAVID EVANS

Hi David,

I have amended my comments to send to planners as below. Please feel free to pass these comments on.

In response to Sara Thomas's comment son behalf of Natural Resources Wales, I feel that some further clarification may assist with the decision making process.

It is worth noting that the recommended figure to be used for "drinkers" is 12 litres per person as has been used for this assessment. However, if we factor in "bar food", which a public house in this location would necessarily provide for commercial sustainability, then the figure increases to 15 litres per person. This would mean that the flow associated with the Dymock Arms would increase to **3000 litres per day** (based on 200 drinkers). So ,at worst, the old and proposed flows would be the same.

There are 5 proposed dwellings and an assumed 4 people per dwelling. If we were to say 3-4 people per dwelling, ie 15 – 20 people over the development. This would mean the proposed flow would be between 2250 and 3000 litres per day (**Average of 2625 litres per day**)

In reality, the old and new foul flow rates will not be too dissimilar in the aggregate and will have very little to no impact on the existing infrastructure.

Kind Regards

Gareth Small EngTech M.I.C.E

Technical Director

Keytech Development Design Ltd