

Elis Roberts

From: planning_admin
Sent: 28 October 2024 13:58
To: Elis Roberts
Subject: FW: Stryt Yr Hwch - Change of Use P/2024/0293
Attachments: Screenshot 2024-10-17 125226.jpg; Percolation Test Results & Drainage Specification.pdf

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 28 October 2024 13:03
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: FW: Stryt Yr Hwch - Change of Use P/2024/0293

'drainage strategy' attached and below for the civ file please

From: Gwyn Humphreys <Gwyn@rogerparry.net>
Sent: 17 October 2024 01:26 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: Stryt Yr Hwch - Change of Use P/2024/0293

Good afternoon Sharon,

The Applicant has now carried out the soil infiltration/percolation tests, with the results being attached for your attention. The results show that the ground conditions on-site would support a drainage field. The document also includes details of the proposed foul drainage system and drainage field. These are to be read alongside the amended Proposed Block Plan REV E which I sent over yesterday. The amended Proposed Block Plan shows that there are no other known existing discharges to ground within 50m of the proposed drainage field, with the septic tank serving the farmhouse at Stryt yr Hwch Farm being located in excess of 50m towards the north-west. I have also attached a screenshot image of our GIS mapping software which shows that there are no surface water features within 40m of the proposed drainage field location. Furthermore, as you will be aware, there are no SACs within 50m of the drainage field.

In terms of calculations to demonstrate the discharge would be under 2 cubic metres per day, I refer to *British Water Flows and Loads – 4*. This outlines that for an Office/Factory without a canteen, the average flows per day per employee would be 50 litres of wastewater.

The UK Government's *Employment Densities Guide E* guidance outlines that for B1(c) (light industrial) uses, there should be an average of 47 sqm floorspace per full-time equivalent worker.

The planning application proposes approximately 1300 sqm of B1 floorspace. A modest approximation of the Net Internal Floor Area of the building once corridors, WCs, internal walls and other communal areas have been discounted would be 1040 sqm of 'useable' employment floorspace. This results in an approximate employment number of 22 full-time equivalent workers within the proposed development.

Using this figure alongside the 50 litres of wastewater produced per employee equates to a total of average of approximately 1.1 cubic metre of wastewater produced as a result of the development per day. This demonstrates the development is within the NRW screening criteria (less than 2 cubic metres per day).

In any case, the proposals comprise small-scale rural employment units which are unlikely to provide employment to people residing outside of the SAC catchment. Thus, the development would serve a local resident population.

I trust this information will allow you to screen the development out as not likely to cause any significant effect upon the River Dee & Bala Lake in-line with NRW's screening criteria. However, please do not hesitate to contact me if you require any further information.

Kind Regards,

Gwyn

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Planning Consultant
For and on behalf of Roger Parry & Partners LLP

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