

Matthew Phillips

From: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Sent: 04 December 2023 10:20
To: Matthew Phillips
Subject: RE: Former Brymbo Steelworks - P/2020/0649

Hi Matthew,

Thanks for the below, I can confirm that the below proposed condition is acceptable.

Best regards,



Jake MacMillan

Development Planning Officer | Developer Services
Dŵr Cymru Welsh Water



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Friday, December 1, 2023 3:49 PM
To: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Subject: RE: Former Brymbo Steelworks - P/2020/0649

***** External Mail *****

Jake,

Apologies, I've spotted we had a separate condition proposed for foul drainage (condition 7). It was set out as follows in the committee report:

Development shall not commence until a scheme for the provision of foul sewerage infrastructure has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the foul sewerage infrastructure has been provided in full and in strict accordance with the scheme as approved. The scheme shall provide for the drainage of foul water from the development site to:

- i) discharge to the public sewerage system between manhole reference number SJ29469701 and SJ29469601; or*
- ii) Another point of connection on the public sewerage system identified by a hydraulic modelling assessment as capable of accommodating foul water from the site.*

I'd suggest this is amended as follows:

Development shall not commence until a scheme for the provision of foul sewerage infrastructure has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the foul sewerage infrastructure has been installed in strict accordance with the scheme as approved. The scheme shall provide for the drainage of foul water from the development site to discharge to the public sewerage system at manhole reference SJ29469601.

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management



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From: Matthew Phillips

Sent: 01 December 2023 15:38

To: Jake MacMillan <Jake.MacMillan@dwrcymru.com>

Subject: RE: Former Brymbo Steelworks - P/2020/06

Jake,

Rewarded condition 10 as follows:

The development hereby permitted makes provision for a primary school and a maximum of 295 dwellings, 1,395 sq.m of class A1 (Shops) floor space, 372 sq.m of Class A3 (Food and Drink) floor space and 465 sq.m of Class D1 (Non-Residential Institutions) floor space and no part of the development shall connect to the public sewer system other than at manhole reference SJ29538601

Are you ok with that?

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management

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From: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Sent: 29 November 2023 14:51
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: Former Brymbo Steelworks - P/2020/06

Hi Matthew,

Can we include that the connection point should be to manhole reference SJ29538601 in the first condition, otherwise that'd be acceptable for us.

Best regards,



Jake MacMillan

Development Planning Officer | Developer Services
Dŵr Cymru Welsh Water



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Wednesday, November 29, 2023 1:08 PM
To: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Subject: RE: Former Brymbo Steelworks - P/2020/06

***** External Mail *****

Jake,

There are two conditions that we'd initially intended to impose nos. 10 and 11 following Welsh Water's consultation response.

In light of the matters discussed below, I am minded to suggest condition 10 as follows:

The development hereby permitted makes provision for a primary school and a maximum of 295 dwellings, 1,395 sq.m of class A1 (Shops) floor space, 372 sq.m of Class A3 (Food and Drink) floor space and 465 sq.m of Class D1 (Non-Residential Institutions) floor space.

Given that surface water drainage will now be dealt with via the SAB process, I'd also suggest that condition 11 be replaced with the following:

No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Can you confirm if you'd be agreeable to this suggestion.

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



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From: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Sent: 29 November 2023 11:47
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: Former Brymbo Steelworks - P/2020/06

Hi Matthew,

Looking at our previous response, the 300 dwellings plus primary school was already accounted for without the need for a HMA. So my previous comments did take into account the primary school.

Best regards,



Jake MacMillan
Development Planning Officer | Developer Services
Dŵr Cymru Welsh Water



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Wednesday, November 29, 2023 10:10 AM
To: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Subject: RE: Former Brymbo Steelworks - P/2020/06

***** External Mail *****

Jake,

Thanks for this. Just to clarify, there are 3 elements to the development. The dwellings, the commercial development and a primary school. The primary school would be in addition to the first two. Do your comments apply, taking account of the primary school?

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
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From: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Sent: 24 November 2023 09:47
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: Former Brymbo Steelworks - P/2020/06

Hi Matthew,

Thank you for your patience on this, having discussed further with relevant colleagues. In principle can withdraw request of HMA, however this is on the strict understanding that the flow rate will remain the same as 300 dwellings, and that the proposal will remain at 295 dwellings plus 2,232 sqm commercial development.

I trust this is of use however please let me know if I can assist further.

Best regards,



Jake MacMillan
Development Planning Officer | Developer Services
Dŵr Cymru Welsh Water



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Thursday, November 16, 2023 11:11 AM
To: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Subject: RE: Former Brymbo Steelworks - P/2020/06

***** External Mail *****

Jake,

I will ask the agent but I don't think we have that data at this stage. However these facilities are likely to serve the local area primarily (Brymbo and surrounding villages), including existing dwelling in the Brymbo and New Broughton areas.

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



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From: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Sent: 16 November 2023 10:51
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: Former Brymbo Steelworks - P/2020/0649

Hi Matthew,

Thank you for this, I am querying these calculations with a colleague of mine. In the meantime can you advise if there is a proposed footfall for the foodstall, retail, restaurants, healthcare etc?

Best regards,



Jake MacMillan
Development Planning Officer | Developer Services
Dŵr Cymru Welsh Water



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Monday, November 13, 2023 12:46 PM
To: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Subject: FW: Former Brymbo Steelworks - P/2020/0649

***** External Mail *****

Jake,

Please see below and attached re: the above application.

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



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From: Stokes, Jodi <jodi.stokes@stantec.com>
Sent: 06 November 2023 10:01
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Ventham, Kathryn <kathryn.ventham@stantec.com>
Subject: RE: Former Brymbo Steelworks - P/2020/0649

Hi Matthew,

Please see below email and attached extract from Sewers for Adoption.

We hope this provides Welsh Water with the detail/reference they need.

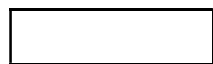
Kind regards,

Jodi Stokes

Senior Planner – My normal working days are Monday - Wednesday

Direct: +44 1217115158
jodi.stokes@stantec.com

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From: John Thompson JThompson@parkhillestates.co.uk
Sent: Wednesday, November 1, 2023 9:55 PM
To: Stokes, Jodi jodi.stokes@stantec.com
Cc: James Cannon JCannon@parkhillestates.co.uk; Ventham, Kathryn kathryn.ventham@stantec.com
Subject: RE: Former Brymbo Steelworks - P/2020/0649

Jodi,

A summary of the Wardell Armstrong calculations is as follows.

Q What is the foul drainage requirement (l/sec) for the 1,000 m² of Class A1 retail?

A 0.6 l/s/ha x 0.1ha = 0.06 l/s

Q What is the foul drainage requirement (l/sec) for one residential property?

A 0.05 l/s/dwelling

Therefore, 1000m², or 0.1ha, is equivalent to 0.06 / 0.05 = 1.2 dwellings 1000m² = 3.2 dwellings
In other words, each dwelling contributes the same foul water as 833m² of commercial development.
This is based on the foul water allowances from Sewers for Adoption (see attached).

Our commercial development proposals are for 2,232 sqm. Hence $2,232 / 833 = 2.7$ (rounded up to 3) residential units. I increased this to 5 residential units to provide a "factor of safety".

Hence 295 dwellings plus 2,232 sqm of commercial development equates to 300 dwellings (in terms of foul drainage).

I trust this will help.

Regards

John Thompson

From: Stokes, Jodi
Sent: Wednesday, November 1, 2023 2:18 PM
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Ventham, Kathryn <kathryn.ventham@stantec.com>
Subject: RE: Former Brymbo Steelworks - P/2020/0649

Thank you Matthew, I've asked for this further information.

Kind regards,

Jodi Stokes

Senior Planner – My normal working days are Monday - Wednesday

Direct: +44 1217115158
jodi.stokes@stantec.com

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Wednesday, November 1, 2023 1:19 PM
To: Stokes, Jodi <jodi.stokes@stantec.com>
Cc: Ventham, Kathryn <kathryn.ventham@stantec.com>
Subject: RE: Former Brymbo Steelworks - P/2020/0649

Jodi,

I have had the following request from WW:

Can you request that the applicant provides reference for their calculations of the 295 dwellings + commercial equating to the same as 300 dwellings?

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



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From: Stokes, Jodi <jodi.stokes@stantec.com>
Sent: 30 October 2023 10:40
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Ventham, Kathryn <kathryn.ventham@stantec.com>
Subject: RE: Former Brymbo Steelworks - P/2020/0649

Thank you Matthew – not sure what happened there but thank you for getting it shared now.

Can I just double check – when we hopefully get agreement from Welsh Water on this approach – will you be happy all your reqs have been met re HRA?

Kind regards,

Jodi Stokes

Senior Planner – My normal working days are Monday - Wednesday

Direct: +44 1217115158
jodi.stokes@stantec.com

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Monday, October 30, 2023 10:08 AM
To: Stokes, Jodi <jodi.stokes@stantec.com>
Cc: Ventham, Kathryn <kathryn.ventham@stantec.com>
Subject: RE: Former Brymbo Steelworks - P/2020/0649

Jodi,

I don't appear to have had an earlier email about this. I have forwarded it to Welsh Water this morning and asked for their comments.

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
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From: Stokes, Jodi <jodi.stokes@stantec.com>
Sent: 24 October 2023 10:31
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Ventham, Kathryn <kathryn.ventham@stantec.com>
Subject: Former Brymbo Steelworks - P/2020/0649

Hi Matthew,

Hope you're well.

Please could I check you have received the attached briefing note from Kathryn and that Welsh Water have been consulted?

Kind regards,

Jodi Stokes

Senior Planner – My normal working days are Monday - Wednesday

Direct: +44 1217115158
jodi.stokes@stantec.com

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