

Tom McEvoy

From: David Ricketts <david@interimcs.co.uk>
Sent: 23 January 2023 15:38
To: Tom McEvoy
Cc: Alf Plant
Subject: RE: Planning application P/2022/1028 - 59 Hope Street, Wrexham [Filed 07 Feb 2023 16:26]

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Hi Tom

I have looked into this and my findings are as follows. For any more detail it will be necessary to go to a specialist environmental engineer.

Ground floor use will remain as retail and so is excluded. Only first and second floor occupancy is considered.

Use	Occupancy	Water Use	Load (BOD and P)
Previous Office Use, 5 days/week	4no. full-time equivalent staff	90 litres/person/day	BOD: 38g/person/day P: 0.74g/person/day
Proposed Residential Use 2no. 3 person flats	2no. 3 person apartments = 6 persons	130 litres/person/day	BOD: 60g/person/day P: 1.07g/person/day

The phosphorous (P) figure used of 8.25mg per litre came from a 2013 research paper.

Totals per week:

Use	Flow	Load
Office	1800 litres/week	BOD: 760g/week P: 14.8g/week
Residential	5460 litres/week	BOD: 2520g/week P: 44.9g/week

I would point out that as the flats will be allocated by the local authority the residents will already be in the Borough and contributing the same flow and load to the *River Dee and Bala Lake Special Area of Conservation (SAC)* catchment at present.

I hope that this is sufficient for the planners.

Regards

David