

Cerys Jones

From: Sharon Holman
Sent: 01 February 2022 16:10
To: planning_admin
Subject: P/2022/0049 - R & R Engineering, Land North of Oak Road - Discharge of Condition Application
Attachments: GM Mark Up 1 - Drain Survey - 2020-11-30.pdf; RRN-BML-ERD-ZZ-DR-C-0500 P03 - COMBINED DRAINAGE LAYOUT.pdf

Civ – 'drainage plans' attached and below

From: Alex Mavhunga <alex@barnsleymarshall.co.uk>
Sent: 01 February 2022 03:59 PM
To: Gareth Edwards <gareth@dpadesign.co.uk>; Steve Wingett <steve.wingett@rrengineeringltd.co.uk>; Michael Tolley <michael.tolley@rrengineeringltd.co.uk>; Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Graeme Marshall <marshallg@barnsleymarshall.co.uk>; Amy Lawrence <info@dpadesign.co.uk>; Zoe Edwards <zoe@dpadesign.co.uk>
Subject: RE: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application

Dear Sharon,

Condition no.6:

'No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.'

The application site sits within the buffer zone of the River Dee and Bala Lake Special Area of Conservation (SAC). In January 2021, Natural Resources Wales (NRW) introduced stringent standards on the discharge of phosphorus into the SAC. Five Fords has provision to remove a percentage of phosphorus from wastewater and also consent to discharge treated water into adjacent watercourses (and therefore directly or indirectly into the River Dee), subject to specific limits on the amount of phosphorus in the treated water. Whilst the WWTW is currently operating well within its discharge consented limits, these consents are around 10 years old and pre-date recent case law that has established that such consents cannot be relied upon to show no harm to a SAC. All such consents now need to be reviewed using new data and specially developed models.

This work is currently being undertaken by NRW and Welsh Water, but is not expected to be completed until the spring of 2022, at the earliest. Once this work has been completed, and we have the data and models, this authority will be in a position carry out a HRA to determine whether an AA is required. Until that time, we cannot discharge the draining condition positively because of the impact upon the SAC.

Please see the further NRW advice at: [Planning Advice](#).

Barnsley Marshall Response:

The foul drainage from Land North of Oak Road uses the same existing foul sewer that crosses the road from the existing site to the south, and does not make the discharge any worse because the proposed development will not generate any heavily contaminated waste.

In a nutshell discharging the foul drainage to the same existing foul sewer will not make not exacerbate the existing situation, but will alleviate it due to less contaminated waste water leaving the proposed development.

Alternatively, if this will still not be accepted, we can discharge the Foul Drainage from this site to the private foul drainage on the existing site opposite the road, which is owned by the same client - the foul drainage goes to an existing Cesspool which is periodically emptied.

Condition no.21

I note from the application submission that a copy of the TRO (yellow lines) has not been received in order to discharge condition no.21. Please could you forward a copy to me?

I haven't gone through all of the other conditions yet, but thought I had better contact you in respect of the above, without delay. Please be advised that nothing other than preparatory / clearance works should be carried out at the site until the conditions of the planning permission have been discharged. Any commencement of the development would be unlawful at this time, and may invalidate the permission.

Barnsley Marshall Response:

We have correspondence trail that shows that the first officers to look at the scheme gave us an option to:

Either put DYL or Use Bollards or Timber Rail Fencing, but not to use both. We have proposed the later.

Kind regards,

Alexious Mavhunga

Associate Director

Tel 01905 330550

Mob 07716 639512

Mail alex@barnsleymarshall.co.uk



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From: Gareth Edwards <gareth@dpadesign.co.uk>

Sent: 01 February 2022 13:19

To: Steve Wingett <steve.wingett@rrengineeringltd.co.uk>; Alex Mavhunga <alex@barnsleymarshall.co.uk>;

Michael Tolley <michael.tolley@rrengineeringltd.co.uk>

Cc: Graeme Marshall <marshallg@barnsleymarshall.co.uk>; Amy Lawrence <info@dpadesign.co.uk>; Zoe Edwards <zoe@dpadesign.co.uk>

Subject: RE: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application

DPA Ref: 20069/2.0

Hi Steve,

By way of this e-mail would request the relevant information/response from Barnsley Marshall on these two conditions.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of



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From: Steve Wingett <steve.wingett@rrengineeringltd.co.uk>
Sent: 31 January 2022 17:57
To: Gareth Edwards <gareth@dpadesign.co.uk>; Alexious Mavhunga (Alex@barnsleymarshall.co.uk) <Alex@barnsleymarshall.co.uk>; Michael Tolley <michael.tolley@rrengineeringltd.co.uk>
Cc: Graeme Marshall (marshallg@barnsleymarshall.co.uk) <marshallg@barnsleymarshall.co.uk>; Amy Lawrence <info@dpadesign.co.uk>; Zoe Edwards <zoe@dpadesign.co.uk>
Subject: RE: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application

Afternoon Alex, Gareth,

Can you please confirm that the necessary information to satisfy the outstanding conditions has been issued? We have already had to ask for an extension to complete this North Unit and at the minute everything is at a standstill!

I cant stress the importance of getting this sorted without further delay.

Regards

Steve



Steven Wingett

Joint Managing Director

R & R Engineering Limited

Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG



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From: Gareth Edwards <gareth@dpadesign.co.uk>

Sent: 28 January 2022 13:31

To: Alexious Mavhunga (Alex@barnsleymarshall.co.uk) <Alex@barnsleymarshall.co.uk>; Michael Tolley <michael.tolley@rrengineeringltd.co.uk>

Cc: Steve Wingett <steve.wingett@rrengineeringltd.co.uk>; Graeme Marshall (marshallg@barnsleymarshall.co.uk) <marshallg@barnsleymarshall.co.uk>; Amy Lawrence <info@dpadesign.co.uk>; Zoe Edwards <zoe@dpadesign.co.uk>

Subject: RE: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application

DPA Ref: 20069/2.0

Hi Michael,

As discussed yesterday, and following the e-mails below, a written response is required from Barnsley Marshall with relevant and pertinent information/details addressing the points to enable me to revert back to the LPA.

With regards to Highways queris, I believe Alex has spoken with Phil Palmer from WCBC Highways (Phill called me earlier today and mentioned this) and as such would be grateful to receive feedback from these discussions.

Hi Alex,

Are you able to provide an update? During my conversation with Phil earlier today, Phil mentioned that drainage located within the grass verge would need to be moved as the grass verge is Highways. Also the Aco road drain would also need to be moved back to the same line. Was this discussed/raised by Phil?

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of



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From: Gareth Edwards
Sent: 27 January 2022 09:16
To: Alexious Mavhunga (Alex@barnsleymarshall.co.uk) <Alex@barnsleymarshall.co.uk>
Cc: Steve Wingett <steve.wingett@rrengineeringltd.co.uk>; 'Michael Tolley' <michael.tolley@rrengineeringltd.co.uk>; Graeme Marshall (marshallg@barnsleymarshall.co.uk) <marshallg@barnsleymarshall.co.uk>; Amy Lawrence <info@dpadesign.co.uk>; Zoe Edwards <zoe@dpadesign.co.uk>
Subject: FW: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application
Importance: High

DPA Ref: 20069/5.4

Morning Alex,

I've received the e-mail below from the case officer in connection with condition 6, foul drainage and condition 21, TRO.

Could you review and provide a response in sufficient detail to address the points raised so I can revert back to the officer.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of



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Please consider the environment before printing this email

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 26 January 2022 16:15
To: Gareth Edwards <gareth@dpadesign.co.uk>
Cc: Amy Lawrence <info@dpadesign.co.uk>; Zoe Edwards <zoe@dpadesign.co.uk>
Subject: RE: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application
Importance: High

Hi Gareth,

I am well thank you, and hope that you are too. Our server has been a bit patchy this week, but your email is received now, thank you.

Condition no.6:

'No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.'

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Please see the further NRW advice at: [Planning Advice](#).

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Kind regards
Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
Cynllunio a Rheoleiddio / Planning and Regulatory



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From: Gareth Edwards <gareth@dpadesign.co.uk>

Sent: 26 January 2022 03:50 PM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Cc: Amy Lawrence <info@dpadesign.co.uk>; Zoe Edwards <zoe@dpadesign.co.uk>

Subject: FW: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application

Importance: High

DPA Ref: 20069/6.0

Planning Ref: P/2022/0049

Hi Sharon,

Hope you're well?

I'm forwarding the e-mail below as I can't return a notification that it was not delivered to you. Could you confirm receipt?

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of



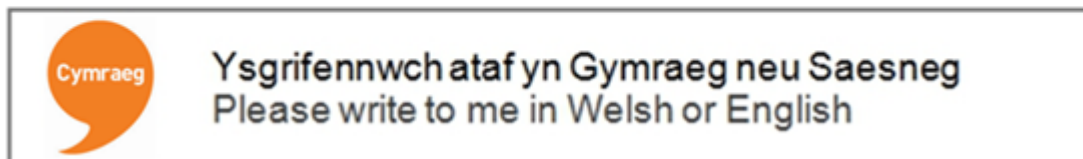
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From: Gareth Edwards

Sent: 26 January 2022 14:58

To: 'Phil Palmer' <Phil.Palmer@wrexham.gov.uk>

Cc: sharon.holman@wrexham.gov.uk; Alexious Mavhunga (Alex@barnsleymarshall.co.uk)

<Alex@barnsleymarshall.co.uk>; Amy Lawrence <info@dpadesign.co.uk>; Zoe Edwards <zoe@dpadesign.co.uk>

Subject: RE: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application

Importance: High

DPA Ref: 20069/6.0
Planning Ref: P/2022/0049

Afternoon Phil,

Further to the correspondence below I'm attaching revised Barnsley Marshall drawings with the scales corrected, apologies for the original anomaly.

Barnsley Marshall have also provided the following update:

SAB Approval - We have a Conditional Approval, with Full Approval pending the CCTV & Drainage Survey & Ownership Approval of the existing sewer into which both sites a discharging. Been chasing Wrexham City Council without success

Further to the above, I've been informed that Barnsley Marshall e-mailed Carole Wright 11th June 2021, please see copy of this e-mail attached. This correspondence provided details of the proposed SW drainage and request for an unconditional Discharge Consent to discharge controlled flows from the South & North sites into an existing WCC highway drain flowing to Clywedog River. Barnsley Marshall followed up the correspondence numerous times last year, however without success and as such no response was ever received.

With regards to discussing your queries direct with Barnsley Marshall, please see contact details below, and having spoken this afternoon with Alex, he's hopeful of getting all agreed with you.

Alexious Mavhunga:
Associate Director
Tel: 01905 330550
Mob: 07716 639512

Hi Alex,

All as discussed, and if you could provide me with an update once you've spoken with Phil, thank you.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of



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From: Phil Palmer <Phil.Palmer@wrexham.gov.uk>

Sent: 25 January 2022 15:47

To: Gareth Edwards <gareth@dpadesign.co.uk>

Subject: RE: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application

Ok Thanks

Our SABs Section are advising that they have not received a SAB application for this site yet?

Phil Palmer

*Peiriannydd (Rheoli Datblygiad)
Gwasanaethau Amgylchedd a Thechnegol*

*Engineer (Development Control)
Environment and Technical Services*



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From: Gareth Edwards <gareth@dpadesign.co.uk>

Sent: 25 January 2022 15:31

To: Phil Palmer <Phil.Palmer@wrexham.gov.uk>

Cc: Amy Lawrence <info@dpadesign.co.uk>; Zoe Edwards <zoe@dpadesign.co.uk>

Subject: 20069 R & R Engineering, Land North of Oak Road - Discharge of Condition Application

DPA Ref: 20069/6.0

Planning Ref: P/2022 /0049

Afternoon Phil,

Further to our telephone conversation earlier today I've asked Barnsley Marshall to check the drawing scale, provide an update on SAB, and for you to be able to discuss your queries direct with them.

I'll come back to you once I receive their response.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of



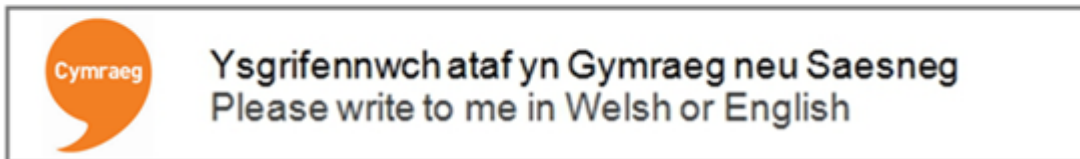
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