



RIDGE

PLAS COCH,
WREXHAM GLYNDWR UNIVERSITY

PLANNING CONDITION DISCHARGE REPORT
REPORT

FEBRUARY 2023

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1.0 Introduction

In August 2018 a planning application was submitted to Wrexham County Borough Council for the Demolition of student union, refectory and other redundant buildings, and redevelopment of academic campus to provide new learning gateway building, engineering building, new sports hall extension, redevelopment of multi-use games area, on the site Wrexham Glyndwr University, Wrexham (ref: [P/2018/0666](#)). An FRA and Drainage Strategy (PCC-SHD-00-ZZ-RP-C-0001) had previously been undertaken by Scott Hugh Design at planning stage.

This Technical Report has been prepared to address the following planning condition, *'No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part for the submitted details and maintained thereafter'*. Therefore, additional drainage information has been prepared.

2.0 Drainage Strategy

2.1 Surface Water Strategy

The proposed development is situated on the grounds of Wrexham Glyndwr University. The existing ground comprises of hardstanding areas used as a car park and existing school buildings. The site is classified as brownfield.

As per Scott Hughes Design FRA and Drainage Strategy submitted at planning, the SuDS hierarchal approach for discharge of surface water at the development site is considered in greater detail below in **Table 1**:

Table 1: SuDS Hierarchal Approach

Method	Suitability	Suitability for Development
Infiltration to Ground	No	The superficial geology of the site is Glaciofluvial Sheet Deposits comprised of sand and gravel. The bedrock geology is the Etruria comprised of mudstone. There is also a small area of the Pennine Lower Coal Measures Formation, comprised of mudstone, siltstone and sandstone in the west of the site. The underlying geology indicates that infiltration is unlikely to be a potentially viable SuDS technique for the discharge of surface water due to the cohesive nature of the underlying geology. Infiltration has been discounted based on ground condition highlighted above.
Connection to Watercourse	No	Online maps have indicated no watercourse are near the site, therefore this option has been discounted.
Connection to Surface Water Sewer	Yes	The existing drainage information from site indicates numerous private surface water drains on site. The existing drainage survey indicates the private SW drains discharge to the existing sewers within Mold Street and Crispin Lane. As such, an infrastructure based SW Drainage Strategy is considered feasible for the development, with run off from the hardstanding areas directed to the new below ground infrastructure. A drainage strategy has been undertaken for the site to demonstrate that surface water runoff can be effectively managed within the site, without increasing the risk of flooding to the site or elsewhere.
Connection to Combined Sewer	No	Not feasible due to the private surface water drain nearby.

The proposed site boundary is approximately 11.25 hectares in area. Although there are works proposed throughout the site, only three key areas are being proposing to change its use (see **Figure 1** below). The remaining areas (i.e. outside the green line boundaries) are to have minor remedial works, therefore, the existing surface water regime is to remain.

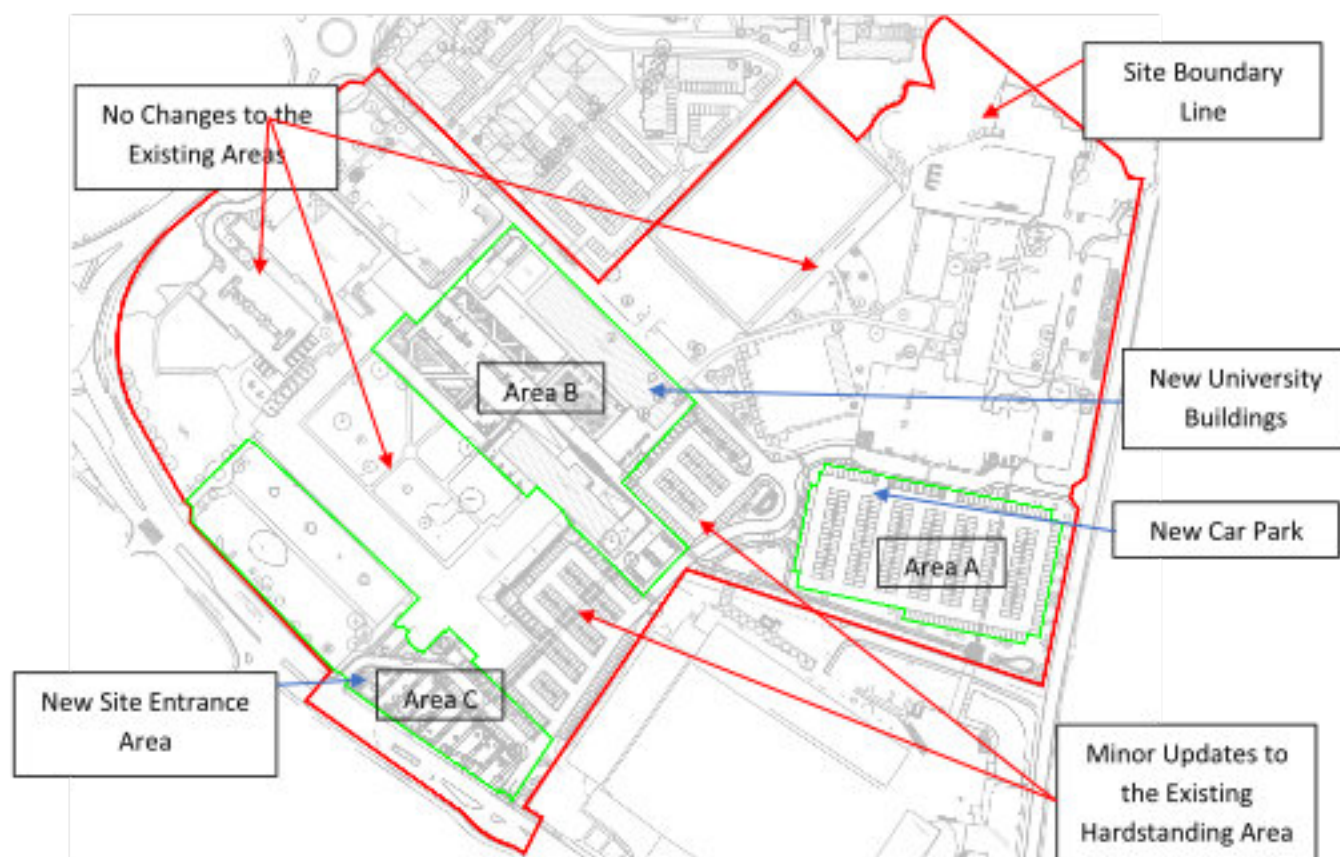


Figure 1 - Overall Site Layout

The proposed redevelopment on Wrexham University grounds is split into three separate areas, with Area B, split into 3 sub catchments to allow for the phasing of the works. . The existing runoff from each area is show in **Table 2** below. Pre-development runoff rates for the brownfield areas were calculated using the Modified Rational method as detailed in the SuDS Manual.

Table 2: Pre-Development Runoff Rate

Area	Existing Impermeable Area (m ²)	Existing Runoff Rate (l/s)
A	7500	89.0
B1	2060	28.6
B2	5550	76.4
B3	2000	27.8
C	3160	43.9

A drainage strategy has been undertaken for each area within the site to demonstrate that surface water (SW) runoff can be effectively managed within the site, without increasing the risk of flooding to the site or elsewhere.

Table 3: Post-Development Runoff Rate

Area	Maximum Runoff (l/s)	Betterment
A	44.5	30%
B1	20.0	30%
B2	53.5	30%
B3	19.5	30%
C	30.7	30%

The proposed drainage strategy for Area A is to collect the SW runoff from the hardstanding areas and direct it to the new below ground drainage network. Permeable paving infiltration method has been proposed the new car park area. The proposed car park is to have approximately 250mm Type 3 subbase to attenuate the post development runoff.

The proposed drainage strategy for Area B is to collect the SW runoff from the hardstanding and roof areas and direct it to the new below ground drainage network. Due to the shallow existing private SW drains nearby, the proposed SW network has been split into three networks. Both of the networks outfalls to a private SW drain on site. The proposed SW runoff from this area will be attenuated within a below ground geo-cellular storage crates.

The proposed drainage strategy for Area C is to collect the SW runoff from the hardstanding areas and direct it to the new below ground drainage network. Permeable paving method (250mm type 3 subbase) and oversized pipes have been proposed to attenuate the SW runoff.

It is important to note that downstream on all the proposed SW networks, there will be flow control device limiting the SW runoff to a minimum 30% betterment of the existing runoff rates (as shown in **Table 3**). The Proposed Drainage GA plans has been attached within **Appendix A** and the SW Hydraulic calculations have been attached within the **Appendix B**.

The proposed drainage layout for the proposed properties and highways has been designed in accordance with Design & Construction Guidance (DCG), BS EN 752: 2008 and Building Regulations Part H guidance, i.e. up to the 30-year storm return period criterion and tested for the 1 in 100 year return period including a 45% increase to account for climate change to confirm that there is no flood risk to the properties.

Flooding can occur on a local scale beyond the 30-year criterion due to runoff exceeding the capacity of the minor system during extreme events and it can only be addressed on a site-specific basis. Design & Construction Guidance states that developments should be protected against flooding from extreme events (1 in 30 year) and that flood pathways are identified when the drainage system is exceeded.

In the case of this development, exceedance flows will be all those over and above the 30-year design criterion set by Design & Construction Guidance. Using storage within the external areas would be achievable and would direct flood water away from the proposed buildings, with flows directed back into the surface water drainage network as water levels in the drainage network receded. The exceedance flows and volumes can be calculated for the new development drainage layout. In the case of this development and due to the fall across the site, consideration will be given to make sure all water is controlled so that it does not impact on any adjoining properties.

There are to be multiple levels of treatment incorporated into the development, including trapped gullies, silt traps and Permeable Paving Infiltration methods. These provide filtration at various points in the system to improve water quality.

To improve the water quality from the proposed development the proposed drainage strategy has incorporated SuDS features that are line with the Simplified Index Approach (Ciria 753). The pollution hazard for the proposed scheme is very low, as it the land use is education (roof and car park), see the extract below from CIRIA 753 SuDS Manual.

Pollution hazard indices for different land use classifications				
Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Individual property driveways, residential car parks, low traffic roads (eg cul de sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg schools, offices) ie < 300 traffic movements/day	Low	0.5	0.4	0.4

To mitigate the Total Suspended Solids (TSS) from site, the drainage strategy incorporates series of trapped gullies. These measures collect the sediment and debris that gets carried along the SW system and reduces the possibility of blockages occurring.

The mitigation measure for metals and hydrocarbons, the drainage strategy demonstrates that the use of permeable pavement will help alleviate these pollution hazards.

Indicative SuDS mitigation indices for discharges to surface waters			
	Mitigation indices ¹		
Permeable pavement	0.7	0.6	0.7

2.2 Foul Water Strategy

A new foul water drainage network will collect foul flows from the new development within Area B and outfalls into the existing private foul water drain within the site.

Natural Resource Wales had commented on the foul water drainage and the potential increase of Phosphate to the River catchment (River Dee and Bala Lake). A response from Cassidy Ashton stated that the Plas Coch redevelopment will not increase the foul water flows to the Wastewater Treatment Works (WWTW). This correspondence has been attached in **Appendix D**.

The proposed drainage layout for the new development site has been designed in accordance with Design & Construction Guidance, BS EN 752: 2008 and Building Regulations Part H guidance.

2.3 Land Drainage

For the proposed redevelopment, no additional greenfield areas are proposed. Therefore, land drainage is not required for any excess water for the proposed scheme.

2.4 Management and Maintenance

The regular management and maintenance of surface water and foul water drainage systems is essential to ensure that the system always operates at its maximum efficiency.

The main surface water drainage infrastructure, including oversized storage pipes, geo-cellular crates and SuDS features will be maintained by Wrexham University.

The Drainage Maintenance Schedule is attached within the **Appendix C**.

Appendix A – Ridge Design Drawings

CONTENTS	
Identifier	Name
5020190-RDG-XX-XX-DR-C-0500	Existing Impermeable Area A
5020190-RDG-XX-XX-DR-C-0501	Existing Impermeable Area B
5020190-RDG-XX-XX-DR-C-0502	Existing Impermeable Area C
5020190-RDG-XX-XX-DR-C-0503	Proposed Impermeable Area A
5020190-RDG-XX-XX-DR-C-0504	Proposed Impermeable Area B
5020190-RDG-XX-XX-DR-C-0505	Proposed Impermeable Area C
5020190-RDG-XX-XX-DR-C-0506	Proposed Drainage GA Area A
5020190-RDG-XX-XX-DR-C-0507	Proposed Drainage GA Area B
5020190-RDG-XX-XX-DR-C-0508	Proposed Drainage GA Area C

EXISTING IMPERMEABLE CALCULATION:

AREA 1 = 0.750 Ha
POSITIVELY DRAINED AREA = 0.645 Ha
GREENFIELD AREA = 0.105 Ha

EXISTING Q = $2.78 \times 0.645 \times 50 \times 1$
= 89 l/s

30% BETTERMENT = 44.5 l/s

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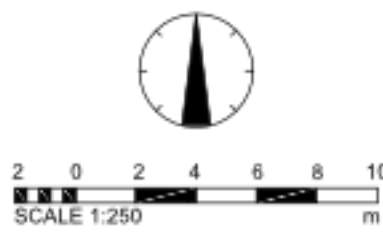
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KEY

- SITE BOUNDARY
- AREA BOUNDARY
- EXISTING FW DRAIN
- EXISTING SW DRAIN



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RIDGE

5TH FLOOR
BELVEDERE HOUSE
12 SOUTH STREET
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TEL: 0161 833 9579
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CLIENT:
WREXHAM GYNDWR UNIVERSITY

IN ASSOCIATION WITH:

PROJECT:
PLAS COCH

TITLE:
EXISTING IMPERMEABLE AREAS
AREA A
SHEET 1 OF 3

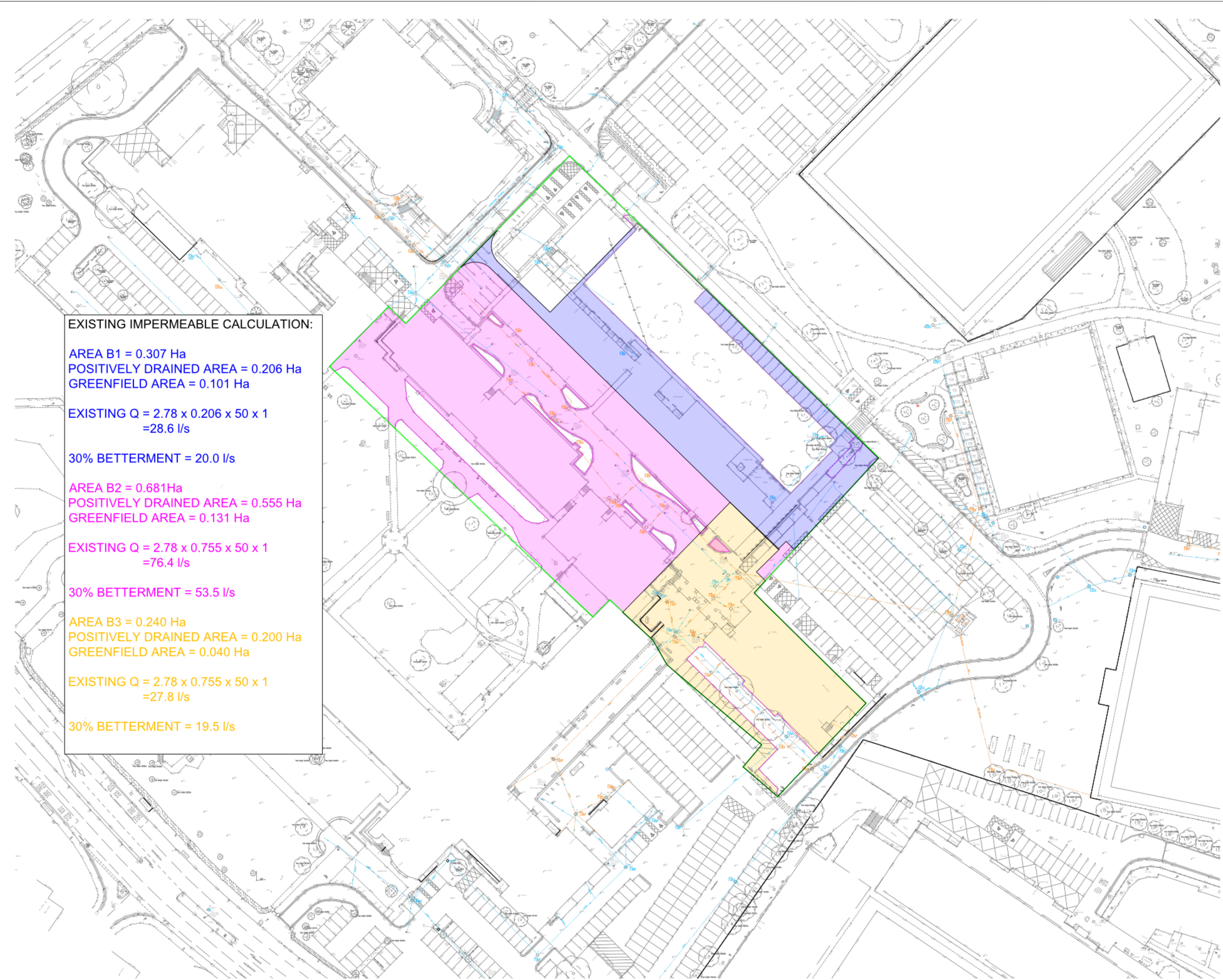
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5020190	RDG	XX	XX	DR	C	0500	P01



EXISTING IMPERMEABLE CALCULATION:

AREA B1 = 0.307 Ha
POSITIVELY DRAINED AREA = 0.206 Ha
GREENFIELD AREA = 0.101 Ha

EXISTING Q = 2.78 x 0.206 x 50 x 1
=28.6 l/s

30% BETTERMENT = 20.0 l/s

AREA B2 = 0.681Ha
POSITIVELY DRAINED AREA = 0.555 Ha
GREENFIELD AREA = 0.131 Ha

EXISTING Q = 2.78 x 0.755 x 50 x 1
=76.4 l/s

30% BETTERMENT = 53.5 l/s

AREA B3 = 0.240 Ha
POSITIVELY DRAINED AREA = 0.200 Ha
GREENFIELD AREA = 0.040 Ha

EXISTING Q = 2.78 x 0.755 x 50 x 1
=27.8 l/s

30% BETTERMENT = 19.5 l/s

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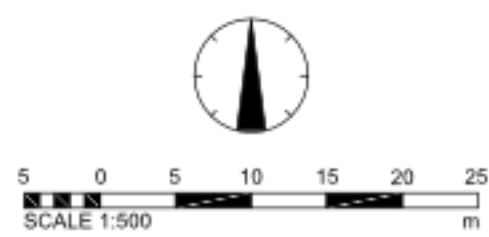
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**EXISTING IMPERMEABLE AREAS
AREA B
SHEET 2 OF 3**

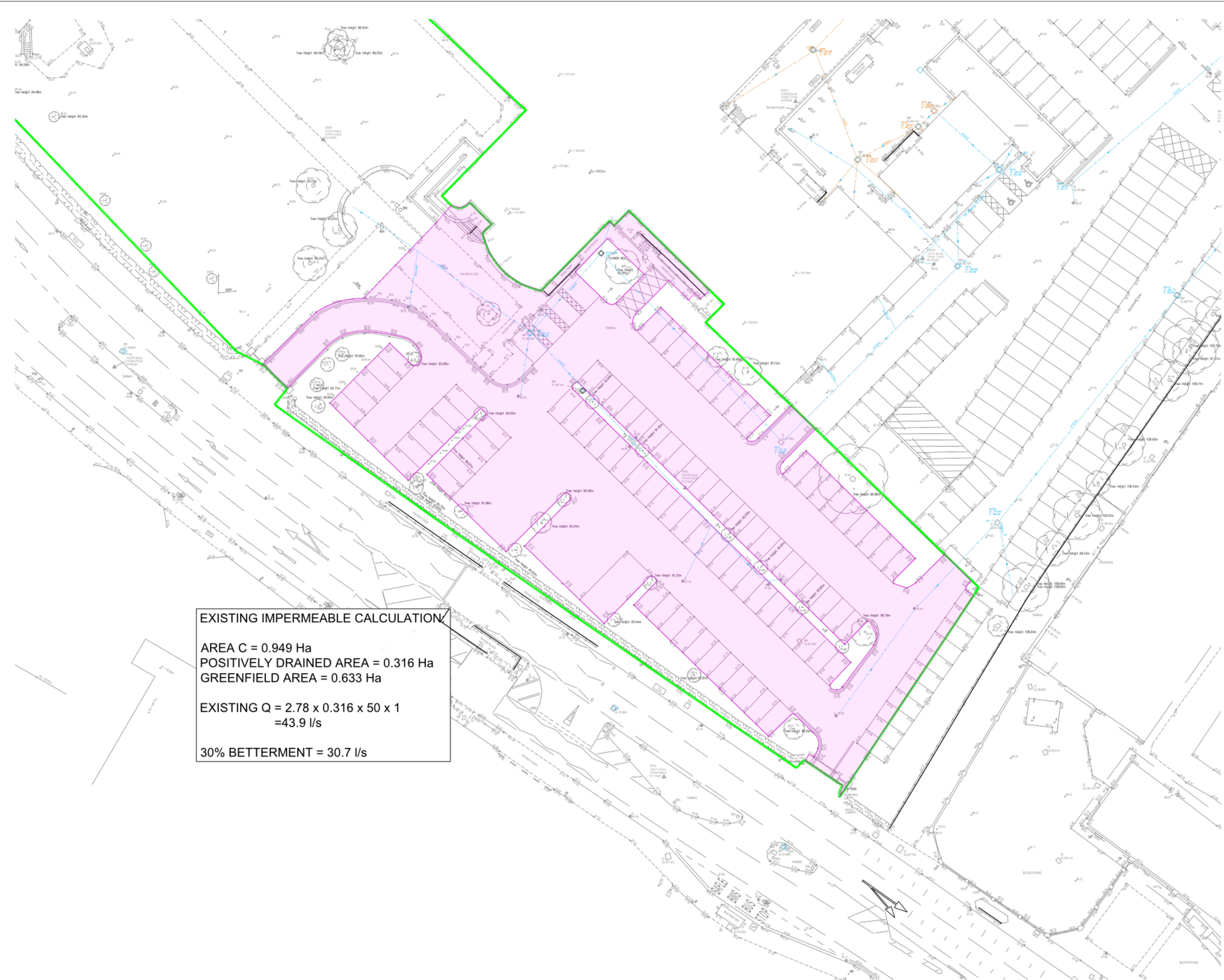
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5020190	RDG	XX	XX	DR	C	0501	P01



EXISTING IMPERMEABLE CALCULATION

AREA C = 0.949 Ha
POSITIVELY DRAINED AREA = 0.316 Ha
GREENFIELD AREA = 0.633 Ha

EXISTING Q = $2.78 \times 0.316 \times 50 \times 1$
= 43.9 l/s

30% BETTERMENT = 30.7 l/s

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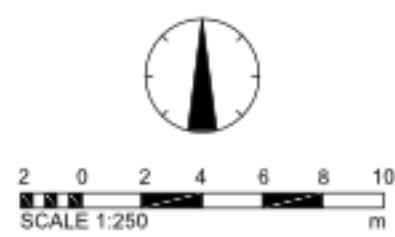
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