

Sarah Hill

From: Tom McEvoy <tmcevoy@agarchitects.co.uk>
Sent: 23 January 2023 16:23
To: Sarah Hill
Cc: Janine Beggan; Paul Martin
Subject: FW: Planning application P/2022/1028 - 59 Hope Street, Wrexham

Hi Sarah,

Hope this finds you well.

Please see below the findings for our engineer in regard to the Phosphorous Levels at 59 Hope Street as requested.

We hope this is sufficient for the needs of NRW, however please do not hesitate to contact me if there are any queries or if anything further is needed.

Many Thanks
Tom

Tom McEvoy, Senior Architectural Technologist

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From: David Ricketts <david@interimcs.co.uk>
Sent: 23 January 2023 15:38
To: Tom McEvoy <tmcevoy@agarchitects.co.uk>
Cc: Alf Plant <aplant@agarchitects.co.uk>
Subject: RE: Planning application P/2022/1028 - 59 Hope Street, Wrexham

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

From: Tom McEvoy <tmcevoy@agarchitects.co.uk>
Sent: 20 January 2023 14:36
To: David Ricketts <david@interimcs.co.uk>
Cc: Alf Plant <aplant@agarchitects.co.uk>
Subject: FW: Planning application P/2022/1028 - 59 Hope Street, Wrexham

Hi David,

Hope you are keeping well?

We've received the email below from the planners regarding the drainage and phosphorus levels. Is this something you are able to help with?

Please feel free to call if you would like to discuss.

Many Thanks
Tom

Tom McEvoy, Senior Architectural Technologist

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From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 20 January 2023 14:29
To: Tom McEvoy <tmcevoy@agarchitects.co.uk>
Subject: Planning application P/2022/1028 - 59 Hope Street, Wrexham

Hi Tom,

I write with regard to the current application at 59 Hope Street.

I have now received some consultation responses back. NRW have raised concerns about the proposal for the following reasons:

The application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). On the 21st January 2021, NRW published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with their Planning Advice (July 2022), under the Habitats Regulations, Planning Authorities must now consider the phosphorus impact of proposed developments on water quality within SAC river catchments. It is noted from the information submitted that the development proposes the conversion of the upper floors of the building from offices to two residential units. The development therefore has the potential to increase the amount of phosphorus being discharged from the site.

Information should be submitted indicating the flows and loads in terms of foul discharge from the site when the upper floors were used as offices compared with the proposed use as dwellings in order to allow further assessment of whether the development would result in an increase in phosphorus being discharged from the site. You may need to seek the advice of a drainage engineer.

Please arrange for this information to be provided in order for further assessment of the application to take place.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Economi a Chynllunio/Economy and Planning

Oriau gwaith/Working hours:

Dydd Llun/Monday: 08:00am to 15:00pm

Dydd Mercher/Wednesday: 08:00am to 16:00pm

Dydd Lau/Thursday: 08:00am to 16:00pm

Dydd Gwener/Friday: 08:00 to 15:00pm



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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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