

DRAINAGE STATEMENT

THE DYMOCK ARMS PENLEY, LL13 0LS

NOVEMBER 2022

FULL PLANNING AND LISTED BUILDING SUBMISSION

Initially the foul drainage for the development was to be connected to the highway foul drainage system but it was highlighted by the letter dated 22/06/2022 from Sharon Holman that consideration has to be given to the phosphorous content of the discharge as the Penley sewage treatment works did not have facilities to handle the stripping of phosphorous.

Consideration was given to treat the foul effluent on site with treatment works and reed bed soak away systems but the site restrictions prohibited this solution.

There is a fall back situation where the flows from the proposed development be compared to the original use as a public house. Calculations were presented to NRW, and the response was as the following letter.



Ein cyf/Our ref: CAS-193727-S3Y9
Eich cyf/Your ref: Dymock Arms

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

By email: planatron@gmail.com

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

01/08/2022

Dear Seamus Tutty,

PRELIMINARY PRE-APPLICATION ADVICE

BWRIAD / PROPOSAL: REDEVELOPMENT OF THE DYMOCK ARMS (5 RESIDENTIAL UNITS)

LLEOLIAD / LOCATION: THE DYMOCK ARMS, PENLEY, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above pre-application enquiry, which we received on 12/07/2022.

We have considered your enquiry in relation to our Development Planning [Consultations Topics](#) document (September 2018). We advise that the following matters are relevant to your site / proposed development and suggest you consider these further prior to the submission of any planning application:

Foul Drainage

We note the 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 phosphate levels for all river SACs across Wales. In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

The suitability of foul drainage arrangements for the proposed development is a matter for the Local Planning Authority (LPA) to determine. We therefore advise that as part of any future planning application submission, you provide the LPA with sufficient details to confirm whether or not any additional wastewater would be discharged from the site. If additional wastewater is to be discharged, it is likely the LPA will require further information from you to inform their HRA.

For further information, please refer to the [Planning Advice](#) on our website.

Protected Species

Our records show there may be protected species in the vicinity of the site. We advise liaison with the LPA ecologist to discuss and agree the scope of any surveys required.

We refer you to our [website](#) for further advice.

Provision of Data

In addition to the above, please note, we can also provide certain data free of charge, as set out in our [Open Data Policy](#). Customers can [access our data via our website](#).

Other Matters

Please note the view expressed in this letter is a response to a pre-planning enquiry only. We trust these comments will prove helpful but they should not set a precedent for any future Natural Resources Wales' response to any formal application for planning permission or other legal consent. Such applications shall be assessed on the information submitted and regulations of relevance at that time. The details contained in this letter are based on the information available to date.

As part of our discretionary advice service we can provide further advice relating to land contamination, groundwater and flood risk prior to your planning application being submitted. There is a charge for this service. Further details are available on our website.

If you have any queries on the above please do not hesitate to contact us.

Yours sincerely,

Siôn M. Williams
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

It was suggested that aspects of these calculations needed attention, see the email below.

Dear Seamus Tutty,

Good to talk to you earlier, as discussed, please find attached our response to the above pre-application,

With regards to the submitted flows and loads assessment, I would advise that caution is used with the numbers of 'Drinkers' and also with the use of the multiple 'Drinkers'. It is noted that these figures have been taken from the British Water Code of Practice 'Flows and Loads - 4' and for the 'Hotels, Pubs & Clubs' category that the figure for 'Drinkers', I assume, would already take into account the use of the W/C facilities/urinals.

I would advise that any revision to the flows and loads assessment should be discussed with the local planning authority, as ultimately it is a matter of judgment for them, as Competent Authority, to satisfy themselves that the proposed development will not result in a significant effect on the SAC.

If you have any queries, please do not hesitate to contact me.

The calculations were amended, and the calculations below prove the flows from the development were considerably less than the public house so far as toxic content is concerned.

This being the case foul discharge from the site will be to the existing foul connection from the site.

All storm water will be connected to crate soak away systems and all hard surfaces will be of porous construction.

PROPOSED DEVELOPMENT AT THE FORMER DYMOCK ARMS PUBLIC HOUSE
ASSESSMENT OF DAILY FOUL FLOW BIOCHEMICAL OXYGEN DEMAND (BOD) AND AMONIA LEVELS FOR THE FORMER PUBLIC HOUSE AND FOR THE
PROPOSED RESIDENTIAL DEVELOPMENT
REVISED CALCULATIONS 24.10.22

THE FORMER DYMOCK ARMS PUBLIC HOUSE

	QUANTITY	FLOW RATE (LITRES)	BOD (GRAMS)	AMMONIA
DRINKERS	200	2400	3000	1000
TOTAL		2400	3000	1000

THE PROPOSED RESIDENTIAL DEVELOPMENT

ASSUMPTION OF 20 PEOPLE ACROSS THE DEVELOPMENT 3000 1200 160

BASED ON THE ABOVE FIGURES THERE WILL BE A 25% INCREASE IN FOUL FLOWS, AN 60% REDUCTION IN BOD AND A 84% REDUCTION IN AMMONIA.

DYMOCK ARMS NOV 2022

This being the case foul discharge from the site will be to the existing foul connection from the site.

All storm water will be connected to crate soak away systems and all hard surfaces will be of porous construction.

GEOMETRA NOV 2022