

Subject: Fwd: Urgent Foul Drainage Consultation (5807)
From: Ivan Apukhtin <Ivan@apukhtin.com>
Date: 17/11/2022, 10:42
To: "mikhail@m1investments.co.uk" <mikhail@m1investments.co.uk>

----- Forwarded Message -----

Subject: RE: Urgent Foul Drainage Consultation (5807)
Date: Thu, 17 Nov 2022 10:20:57 +0000
From: Tim Brook <Tim.Brook@weetwood.net>
To: Ivan Apukhtin <Ivan@apukhtin.com>

Ivan,

I've tweaked my original email below to consider retail space on the ground floor. The total flow rates are still reduced.

Kind Regards

Tim

Tim Brook
Technical Director
tim.brook@weetwood.net

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Development • Planning • Environment

Suite C22 Joseph's Well, Hanover Walk, Leeds LS3 1AB

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From: Ivan Apukhtin <Ivan@apukhtin.com>
Sent: 17 November 2022 10:11
To: Tim Brook <Tim.Brook@weetwood.net>
Subject: Re: Urgent Foul Drainage Consultation (5807)

Hi Tim,

Thank you very much for the report - I am incredibly grateful for it!

I do however believe that the ground floor will be occupied by shops, rather than by residential flats - if there is

any chance that this could be taken into account that would be greatly appreciated!

Thank you very very much

Ivan

On 17/11/2022 09:58, Tim Brook wrote:

Hi Ivan,

I've reviewed the details from the planning portal and can summarise as follows:

Existing

1. Total office area: 267.6 m² (ground floor), 267.6 m² (1st floor), 374.0 m² (2nd floor) = 909.2 m²
2. Office employee density: 1 person per 12 m²
3. Total employees: 909.2 / 12 = 75.8 (76 employees)
4. Office staff foul flow loadings: 90 l/person/day (British Flows and Loads)
5. Total foul loads: 76 x 90 = 6,840 l/day or 0.08 l/s
6. Total peak foul flow rate: 0.08 x 6 = 0.5 l/s

Proposed

1. Total no. apartments: 14 (one bed)
2. Total no. residents: 28 (allowing for two people per bed as a conservative measure)
3. Total retail space: 319.3 m² (ground floor only)
4. Retail employee density: 1 person per 15-20 m²
5. Total retail employees: 319.3 / 20 = 16.0
6. Residential foul flow loadings: 150 l/person/day (British Flows and Loads)
7. Retail foul flow loadings: 90 l/person/day (British Flows and Loads)
8. Total foul loads: (28 x 150 = 4,200 l/day or 0.05 l/s) + (16 x 90 = 1,440 l/day or 0.02 l/s)
9. Total peak foul flow rate: (0.05 + 0.02) x 6 = 0.4 l/s

Based on the above, it can be concluded that daily foul flows from the building will be less following conversion from offices into 14 one bed apartments.

As such, the potential to increase phosphorus being discharged from the site is reduced, which should satisfy Natural Resources Wales.

Should you require anything further, please feel free to get in touch.

Kind Regards

Tim

Tim Brook

Technical Director

tim.brook@weetwood.net

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From: Ivan Apukhtin <Ivan@apukhtin.com>

Sent: 15 November 2022 10:17

To: Tim Brook <Tim.Brook@weetwood.net>

Subject: Re: Urgent Foul Drainage Consultation

Hi Tim,

Thanks again for the call earlier today.

Here is the link to the planning application - hopefully it should have all the necessary details there - if not, please do not hesitate to reach out!

<https://planning.wrexham.gov.uk/planning/search-applications?civica.query.FullTextSearch=ll11%20hr#VIEW?RefType=GFPlanning&KeyNo=73262&KeyText=Subject>

Thank you very much once again,

On 15/11/2022 09:30, Tim Brook wrote:

Hi Ivan,

Further to our recent telephone conversation, please forward any information you have to my email address.

Kind Regards

Tim

Tim Brook

Technical Director

tim.brook@weetwood.net

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From: Ivan Apukhtin <Ivan@apukhtin.com>

Sent: 14 November 2022 17:34

To: Info <info@weetwood.net>

Subject: Urgent Foul Drainage Consultation

Dear Weetwood,

I was wondering if you could provide an urgent consultation regarding foul drainage on a project;

In short, we are currently applying for a conversion of an office building into residential apartments in Wrexham, and seek clarification regarding any amendments, if required, to the foul drainage systems submitted.

From our current understanding and utilising the Employment Densities Guide utilised by the HCS, RDS, UDSs, WAG and local authorities, general office spaces indicate that a full time equivalent employee takes up approximately 12 sqm. The current plans we have would convert the office space into residential apartments, resulting in an area of 37-46 sqm per person. Our current understanding is, that through some simple tablecloth maths, that there should technically not be an increase in foul drainage produced by the site. However, one party does not seem to agree with that flow of logic, and we would therefore require an official third party opinion on the matter.

We were therefore wondering if it would be possible to gain your official assessment on the foul drainage outflows upon further provision of details, and whether it would be possible to arrange to have done by 17/11/2022?

Thank you very much in advance,

I eagerly await your response,

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Kind regards,

Ivan Apukhtin

Director | Infrostrad

Director | M1 Investments Ltd

+447552789514

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