

D.S. Jones & Co.

Architectural & Planning Consultants.

The Studio, 26, Prospect Drive, Coedpoeth, Wrexham, LL11 3PE.
T: 01978 750195 M: 07880 874522 E: dsjonesandco@live.co.uk

Mr I. Jones

Our Ref : DSJ/10500 22.04.29(01)

Interim Chief Officer – Planning & Regulatory

Wrexham County Borough Council

29th April 2022

Guildhall

WREXHAM

LL11 1AY

For the attention of Sharon Holman.

Dear Sir,

**PROPOSED CONVERSION OF UPPER FLOORS TO FORM
5No. ONE BEDROOMED / STUDIO APARTMENTS
at 50, HOPE STREET, WREXHAM, LL11 1BE – P/2021/0122.**

I refer to the above application for planning permission which has been held in abeyance for a number of months due to the potential negative impact of the proposed development upon the River Dee and Bala Lake SAC.

I acknowledge my client's receipt of the British Water Code of Practice – Flows and Loads 4, Sizing Criteria, Treatment Capacity for Sewage Treatment Systems for which we are both grateful.

Accordingly, I have considered the existing, established use of the building against the proposed development in the context of the "Table of Loadings for Sewage Treatment Systems" which forms part of the document referred to above. After consideration and in consultation with my client, we have concluded that if the proposed development were to be reduced to 3No. Studio / Apartments, then the impact upon the SAC would be net positive post development. I have added two paragraphs to the submitted Design and Access Statement, paragraphs 4.14 and 4.15 which include a simple calculation based upon the Table of Loadings.

This calculation is able to show a reduction in foul flows from the building post development of approximately 12%, a reduction in BOD of 15% and reduction in

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ammonia production for around 20%. In consideration of the above, I have been able to show that the development will have a positive impact upon the SAC and as such I trust that you will now be in a position to support the proposals and recommend accordingly.

I trust that this is in order but please do not hesitate to contact me if you require any additional information to enable you to complete your deliberations.

Yours faithfully,

Steve Jones

D.S. Jones & Co.

For and on behalf of Harding Commercial.