



Ian Scott <ian.scott@ryden.co.uk>

Fwd: Lavister \Walks, Rossett

1 message

Robert Evans <robert.evans@ryden.co.uk>

10 May 2022 at 14:40

To: Ian Scott <ian.scott@ryden.co.uk>, Ailsa Evans <Ailsa.Evans@ryden.co.uk>

Ian,

Welsh Water confirmation re drainage for Rossett.

Further briefing email to follow.

Regards

B

Robert Evans MRICS MRTPI**Partner | Planning**

DDI 0131 473 3200 | Mobile 078 7981 7987

Ryden, 7 Exchange Crescent, Conference Square, Edinburgh, EH3 8AN

www.rydenplanning.co.uk

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From: **Rhodri Perry** <Rhodri.Perry@dwrcymru.com>

Date: Wed, 4 May 2022 at 17:40

Subject: RE: Lavister \Walks, Rossett

To: Andy Mason <Andy@ilexpm.co.uk>Cc: Paul Brazewell <paul@ilexpm.co.uk>, Robert Evans <robert.evans@ryden.co.uk>

Hi Andy,

It was good to have catch up on this,

We would have no issues in supporting conversion of existing development into three residential units, upon being consulted we would confirm this as well as confirm which waste water treatment works serves this area.

The evidence of loadings for existing and proposed development would not be requested by us, but I would advise discussion this directly with the LPA and NRW.

If you need anything else please let me know

Rhodri



Rhodri Perry

Development Control Officer | Developer Services

Dŵr Cymru Welsh Water



W: dwrcymru.com



E: developer.services@dwrcymru.com



T: 0800 917 2652 | M: 07557 849514



A: PO Box 3146, Cardiff, CF30 0EH



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From: Andy Mason <Andy@ilexpm.co.uk>

Sent: 25 April 2022 15:14

To: Rhodri Perry <Rhodri.Perry@dwrcymru.com>

Cc: Paul Brazewell <paul@ilexpm.co.uk>; Rhodri Perry <Rhodri.Perry@dwrcymru.com>; Robert Evans <robert.evans@ryden.co.uk>

Subject: Lavister Walks, Rossett

***** External Mail *****

Hi Rhodri

Thanks for your time on the call earlier.

We are currently unable progress the new build scheme on this site due to the phosphate discharge issues affecting SAC's in Wales generally. Our client is therefore exploring the viability of converting the existing building into 3 residential units (2x3 bed & 1x2 bed) utilising the existing foul drainage connection to the site. The attached summary report shows that that the foul drainage discharge from the proposed 3 residential units would be less than that from the existing (former) building use.

The attached NRW interim guidance on planning applications indicates that developments which do not increase the volume or concentration of waste water can be screened out of the phosphate issue.

Could you please confirm if Welsh Water (as a planning consultee) would be supportive of this conversion scheme? And if so, what information would be required to demonstrate that the volume of waste water from the proposed conversion would not exceed that from the existing (former) building use?

As we discussed I will make similar enquiries with NRW.

Thanks

Andy Mason MCIOB MAPM

Senior Project Manager



ILEX Project Management Ltd

20 Market Street

Altrincham

WA14 1PF

T: +44(0)161 927 3122

M: +44(0)7891 690794

Andy@ilexpm.co.uk

www.ilexpm.co.uk

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