



Consulting Civil & Structural Engineers

XOsquare Limited
54 Oak Street
Manchester
M4 5JA

Ref: XOS-154-EDP-A

18th May 2022

Mr S Shaw
Quayside
Wilderspool Business Park
Stockton Heath
Warrington
WA4 6HL

BY EMAIL

Dear Steven

**New Speculative B2/B8 Development, Village Bakery, Coed Aben Road, LL13 9UH
Planning Update – Foul Discharge**

Further to our recent correspondence regarding the foul connection to the above development we have now received written confirmation that Welsh Water that they can accept our domestic foul only from our proposed development, refer to enclosures.

With regard to the response from National Resources Wales (NRW) relating to phosphorous we comment as follows:

The development is located within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC) and is therefore subject to Phosphorus water quality standards.

However, as the proposed development is for a speculative B2/B8 Warehouse with Offices which has domestic equivalent foul discharge, arising from toilets and domestic appliances (Office kitchens, dishwashers etc), the foul sewage does not require onsite treatment and can be conveyed directly to the Five Fords Waste Water Treatment Works.

The public sewer on Coed Aben Road discharges to Five Fords Waste Water Treatment Works which has capacity to treat waste water and holds a phosphate permit.

We trust the above is self-explanatory, however should you have any queries or require additional information please do not hesitate to contact me.

Yours sincerely

Elton Parry
Director

For and on behalf of XOsquare Limited

Encs – Email correspondence with Welsh Water dated 18th May 2022.

Elton Parry

From: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Sent: 18 May 2022 10:45
To: Elton Parry
Cc: David Cunningham; Steven Shaw; Mark Walsh; Umar Malik
Subject: RE: Village Bakery Ltd, Coed Aben Road, LL13 9UH

Hi Elton,

Thank you for the summary of the proposal.

I can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. I can also advise that the receiving waste water treatment works (Five Fords WwTW) has a phosphate permit.

In regards to on site phosphate treatment, we have significant concerns regarding the ongoing long-term management and maintenance of private treatment plants (PTP) that subsequently discharge effluent to the public sewer, including that it appears there would not be an appropriate body to enforce the continued use and maintenance of such a system. As a result the expected protection of the environment by such an installation may not be fulfilled in the short or long term. Allied to this, we understand that the chemical dosing used in this process will most likely have a detrimental performance and injurious impact on the existing public sewerage system and the receiving Wastewater Treatment Works (WwTW). On this basis it would be extremely unlikely that we would permit a connection to the existing public sewer under various provisions of the Water Industry Act 1991. I would suggest that you engage further with NRW to seek further guidance from them.

I trust that the above is of use however please don't hesitate to get in touch if I can assist further.

Best regards,



Jake MacMillan
Development Control Officer | Developer Services
Dŵr Cymru Welsh Water



T: 0800 917 2652 | E: 45xxx | M: 07557860559



A: PO Box 3146, Cardiff, CF30 0EH



W: dwrcymru.com



E: developer.services@dwrcymru.com

From: Elton Parry <elton@xosquare.co.uk>
Sent: 17 May 2022 17:21
To: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Cc: David Cunningham <David.Cunningham@c4projects.co.uk>; Steven Shaw <Steven.Shaw@c4projects.co.uk>; Mark Walsh <mark@xosquare.co.uk>; Umar Malik <umar@xosquare.co.uk>
Subject: RE: Village Bakery Ltd, Coed Aben Road, LL13 9UH

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

Hi Jake

Thank you for returning my call.

To confirm the development is a B2/B8 Speculative development and is likely to be let as a distribution/storage unit, it is not an extension to the Village Bakery production facility.

I have attached the Architectural Plans and our calculation of foul discharge rates. Essentially, we are connecting up domestic facilities for the offices which are toilets, hand basins, kitchen sinks, dishwashers and have provided an allowance of future provision for an additional office floor level at Second Floor and showers. The calculated discharge from appliances is **0.61 l/s**.

As our development site is located within the River Dee and Bala Lake Special Area of Conservation please can you provide comment with regard to any requirement for on site phosphorus treatment. As we understand it, our development will be discharging domestic equivalent foul from the offices which will be treated off site at Five Fords Waste Water Treatment Works, via a direct mains connection.

We also attach the consultee response from Garmon Lewis at Natural Resources Wales, dated 30th March 2022.

Look forward to hearing from you.

Kind Regards

Elton Parry
Director

M: 07951 347 593



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From: Jake MacMillan <Jake.MacMillan@dwrcymru.com>
Sent: 17 May 2022 13:39
To: Elton Parry <elton@xosquare.co.uk>
Subject: Village Bakery Ltd, Coed Aben Road, LL13 9UH

Hi Elton,

Good to talk earlier, please let me know the proposal of the above site and I will have a look into the sewerage network for you.

Best regards,



Jake MacMillan
Development Control Officer | Developer Services
Dŵr Cymru Welsh Water



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Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website www.dwrcymru.com/waterefficiency to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwngymio i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn www.dwrcymru.com/waterefficiency