

Matthew Phillips

From: Marianne McCallum <Marianne.McCallum@dlpconsultants.co.uk>
Sent: 06 September 2021 12:41
To: Matthew Phillips
Cc: Sheffield Filing; Michael Edgar
Subject: RE: 09.06 MP MM WAL5004 Llay - Discharge of Condition P/2021/0697 drainage information
Attachments: 12 SAB AGREEMENT PLAN-12-1G__Prelim_1 (4).pdf
Importance: High

Hi Matthew

Thanks for sending over this query, I've received the following response from my client and the attached plan for the SAB consideration.

Please see below re Surface Water design/maintenance strategy.

It is proposed that the Soakaways within the highway will be adopted as part of the Section 38 Agreement and the Soakaways/Swale features within private garden areas will remain the responsibility of the home owner, It is also proposed that the infiltration basin fronting Llay New Road will be maintained by the management company. With reference to the SAB application, please find attached a copy of the plan submitted. Unfortunately, we are as yet to receive any comments/feed back regarding our application despite numerous e mails/phone calls etc. We understand that Wrexham along with a number of other North Wales councils have appointed Gwynedd Council as their appointed assessor which has resulted in a backlog in the process. Wrexham have also verbally confirmed that they are no longer validating new applications until they have appointed an alternative assessor/cleared backlog. We are chasing Wrexham on a daily basis for a response.

Surface water has been designed to discharge to soakaways throughout the site and been designed to cater for the below:

- ☐ The RBL car park site has been designed to cater for a 1 in 200 year storm.
- ☐ The road soakaways have been designed to cater for a 1 in 100 year + 30% CC storm.

The surface water from plots has been designed to discharge to soakaways designed for a 1 in 100 year + 30% CC storm/swales designed for a 1 in 100 year + 30% CC storm and the Infiltration basin designed to cater for a 1 in 100 year + 30% CC storm.

All soakaways and infiltrations basin have been sized with required storage to control the above within the development with no predicted flooding.

Please see below information regarding pollutant.

Reference to table 4.3 (below) from the Suds manual CIRIA 753 – 2015, which indicates pollution hazard level from roofs to be very low and from residential roads and drives to be low.

TABLE 4.3 Minimum water quality management requirements for discharges to receiving surface water and groundwater

Land use	Pollution hazard level	Requirements for discharge to surface waters, including coasts and estuaries ²	Requirements for discharge to groundwater
Residential roofs	Very low	Removal of gross solids and sediments only	
Individual property driveways, roofs (excluding residential), residential car parks, low traffic roads (eg cul de sacs, home zones, general access roads), non-residential car parking with infrequent change (eg schools, offices)	Low	Simple index approach ³ <i>Note: extra measures may be required for discharges to protected resources</i>	

Use of trapped gullies on this project will aid in removing pollutants from roof, drive and highway drainage.

The use of trapped gullies is shown on our design drawings.

Further reference to CIRIA 753 in table 26.7 below indicates the use of 'Catch pits and gullies' as a Close to source/Primary treatment for surface water runoff.

Whilst the extracts below this table again indicate the use of trapped road gullies for road drainage and also the importance that these features are regularly cleaned.

It also places high importance on the regular road sweeping and other maintenance tasks as being important within the strategy for 'close to source' pollution control.

TABLE 26.7 Indicative suitability of SuDS components within the Management Train

SuDS component	Interception ¹	Close to source/primary treatment	Secondary treatment	Tertiary treatment
Rainwater harvesting	Y			
Filter strip	Y	Y		
Swale	Y	Y	Y	
Filter drain	Y		Y	
Permeable pavement	Y	Y		
Bioretention	Y	Y	Y	
Green roof	Y	Y		
Detention basin	Y	Y	Y	
Pond	³	Y ²	Y	Y
Wetland	³	Y ²	Y	Y
Infiltration system (soakaways/ trenches/ blankets/basins)	Y	Y	Y	Y
Attenuation storage tanks	Y ⁴			
Catchpits and gullies		Y		
Proprietary treatment systems		Y ⁵	Y ⁵	Y ⁵

..

Proprietary silt traps, proprietary treatment systems, oil interceptors, gully and pipe systems (Chapter 14) may form part of a cost-effective road drainage solution where space is particularly limited or other site constraints are present. Early engagement with the adopting body and those that would have responsibility for maintenance is necessary to ensure their acceptability and viability.

Gully emptying, road sweeping and other road maintenance tasks are important pollution prevention strategies for road runoff, and the treatment of the runoff at or close to its source should be a priority (Chapter 27).

Please let me know if this answers their queries ASAP.

I understand there was an issue with sending out the consultation requests could you please give me an idea of your current timescales?

Many thanks
Marianne

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 01 September 2021 08:48
To: Marianne McCallum <Marianne.McCallum@dlpconsultants.co.uk>
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Subject: RE: 08.26 MP MM WAL5004 Llay - Discharge of Condition P/2021/0697

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Marianne,

The Housing team are ok with the affordable provision. I had hoped that Public Protection Welsh Water and SAB would have replied sooner, however when I checked the file last week my colleague in Business Support has sent the consultations out for application P/2021/0698 instead so I have had to ask for them to be re-done. I apologise for the delay.

The one concern I do have about the details submitted for condition 6 is that it is only a drainage plan. It doesn't full address all of the condition, particularly in terms of sub-sections i), ii) and iii). Do you have that information? Have you had any initial discussions with the SAB team?

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
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From: Marianne McCallum <Marianne.McCallum@dlpconsultants.co.uk>
Sent: 26 August 2021 07:48
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
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Subject: 08.26 MP MM WAL5004 Llay - Discharge of Condition P/2021/0697

Morning Matthew
Hope you are well.

Just wondered if there was an update on the RBL site and the discharge of condition application? When we last spoke you were waiting for consultee responses – have you had anything back?

Thanks
Marianne

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