



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Miss Ceire McGough
Waterco
Lon Parcwr
Ruthin
Denbighshire
LL15 1NJ

Date: 18/09/2019
Our Ref: PPA0004289

Dear Miss McGough,

Site Address: Bangor Road, Johnstown
Development: Ysgol Y Hafod

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be communicated with to the foul water only sewer downstream of manhole ref SJ30461151 located in highway to the North of the site

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

The proposed development site is crossed by a 150mm foul water only sewer, please see copy of indicative public sewer record attached. No operational development is to take place within 3 metres either side of the centreline of the sewer. We request that prior to commencing any operational development the location of this asset is determined, if operational development is likely to commence within this area please stop works and contact us, the applicant may be able to divert this asset under Section 185 of the Water Industry Act 1991

Advisory Notes

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in pre-application consultation with Wrexham Council, as the relevant SuDS Approval Body (SAB).

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWERAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.



WATER SUPPLY

We do not serve this area with a potable water supply, we advise that you contact the water provider for this area to discuss development proposals.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Ceire McGough

From: Perry Rhodri <Rhodri.Perry@dwrcymru.com>
Sent: 20 November 2019 12:00
To: Ceire McGough
Subject: RE: 12431 - Ysgol Y Hafod, Johnstown - PPA0004289

Categories: Information received

Hi Ceire,

I can confirm that we will accept an attenuated maximum discharge rate of 15 l/s from for surface water generated from existing school and proposed extension into combined sewer within Bangor Road.

Kind regards,

Rhodri



Rhodri Perry

Development Control Officer | Developer Services | Dwr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Ceire McGough <ceire.mcgough@waterco.co.uk>
Sent: 20 November 2019 11:05
To: Perry Rhodri <Rhodri.Perry@dwrcymru.com>
Subject: RE: 12431 - Ysgol Y Hafod, Johnstown - PPA0004289

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

Good Morning Rhodri,

Thank you for your email.

With regards to the below, please can you confirm that you will accept surface water runoff from both the proposed and existing building into the 375mm combined sewer within Bangor Road, at a limited discharge rate of 15 l/s. Which will be providing a 30% betterment on the existing situation.

Kind Regards,

Ceire

Ceire McGough BSc
Environmental Consultant

Office: 01824 702220
Teams: ceire.mcgough@waterco.co.uk



Assessment, Modelling, Design



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 Please consider the environment before printing this email.

From: Perry Rhodri <Rhodri.Perry@dwrcymru.com>
Sent: 18 November 2019 16:18
To: Ceire McGough <ceire.mcgough@waterco.co.uk>
Subject: RE: 12431 - Ysgol Y Hafod, Johnstown - PPA0004289

Dear Ceire,

Thank you for providing discharge rates as requested,

We apply at least 30% betterment rate, we would be happy with proposed discharge rate of 15 l/s based on 1 in 2 year event

Thank you,

Rhodri



Rhodri Perry
Development Control Officer | Developer Services | Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

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If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Ceire McGough <ceire.mcgough@waterco.co.uk>
Sent: 12 November 2019 10:18
To: Perry Rhodri <Rhodri.Perry@dwrcymru.com>
Subject: RE: 12431 - Ysgol Y Hafod, Johnstown - PPA0004289

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

Good Morning Rhodri,

I hope you are well.

Further to my below e-mail, please can you advise when I can expect to receive a response regarding the option of discharging surface water from Ysgol Y Hafod, to the public combined sewer in Bangor Road, north of the site, as per the existing situation.

Kind Regards,

Ceire McGough BSc
Environmental Consultant

Office: 01824 702220

Teams: ceire.mcough@waterco.co.uk



Assessment, Modelling, Design



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From: Ceire McGough
Sent: 28 October 2019 12:39
To: 'Perry Rhodri' <Rhodri.Perry@dwrcymru.com>
Subject: RE: 12431 - Ysgol Y Hafod, Johnstown - PPA0004289

Good Afternoon Rhodri,

Thank you for your response.

The existing drainage area that discharges to the combined sewer in Bangor Road (existing school building and adjacent hard-surfaced yards) covers approximately 3,010m².

The Rational Method ($2.78 \times i \times A_p$) was used to estimate the existing unrestricted brownfield runoff rates. Whereby 'i' is the rainfall intensity for a 360min storm duration derived from FEH data. 'A_p' is the impermeable catchment area (0.301ha.)

Return Period (yr)	Rainfall Intensity (mm)	Runoff Rate (l/s)
1 in 2	24.7	20.7
1 in 30	58.2	48.7
1 in 100	75.8	63.4

In terms of the proposed discharge rate, this will be subject to your requirements. We have opportunity to provide flow control and attenuation. Do you have any discharge rate requirements i.e. a certain % betterment (reduction) which should be applied over existing rates?

Kind Regards,

Ceire McGough BSc
Environmental Consultant

Office: 01824 702220

Teams: ceire.mcough@waterco.co.uk



Assessment, Modelling, Design
Ruthin - Chester - Manchester

