

APPENDIX B: NRW CORRESPONDENCE & FLOOD MAPPING

This page has been left intentionally blank

Megan Berry

From: Megan Berry
Sent: 20 January 2021 11:05
To: 'datadistribution@cyfoethnaturiolcymru.gov.uk'
Subject: Product 5,6 & 7
Attachments: LOCATION PLAN.pdf

To whom it may concern,

Land east of Tan y Bont, Main Road, Rhosrobin, Wrexham

Please could you confirm whether you have any information that you feel would be valuable to a **FCA&DMS** for the above site (location plan attached), including details of historical flooding and Specific Drainage Requirements; this would be greatly appreciated. If there are any other specific requirements that you require in a scope of works for this site please can you advise at this stage so that it can be fully incorporated into the proposals at an early stage.

Please do not hesitate to contact me on the details below to discuss further should you require additional information or clarification.

Kind Regards

Megan Berry BSc(Hons) MCIWEM
Graduate Flood Risk Analyst

BETTS HYDRO

Consulting Engineers

Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
Chester +44 (0)1244 289041

meganberry@betts-associates.co.uk
www.betts-associates.co.uk

CIVIL | STRUCTURAL | GEO-ENVIRONMENTAL | HYDROLOGY | FLOOD RISK MANAGEMENT
SUDS | STRUCTURAL SURVEYS | PARTY WALL DUTIES | INFILTRATION | GEOTECHNICAL

Please consider the environment before printing this email.

ELECTRONICALLY TRANSMITTED INFORMATION

This electronic transmission is strictly confidential and intended solely for the addressee. It may contain information which is covered by legal, professional or other privilege. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission. If you have received this transmission in error, please notify us as soon as possible. All emails transmitted by Betts Associates, Betts Geo or Betts Hydro are virus checked. This does not guarantee that transmissions are virus free. Reference should always be made to the hard copy of any electronically transmitted files. Electronic data does not constitute contract documentation. Use of the content of our files is at your own risk. You remain responsible for anything produced using all or part of the data supplied.



DO NOT SCALE

LEGEND

--- Railway

High Risk Surface Water

1

Medium Risk Surface Water

1

Low Risk Surface Water

1

REV	DATE	BY	DESCRIPTION	CHK
B	21/01/21	KW	PRELIMINARY FOR REVIEW	RN

DRAWING STATUS:



Unit 6, Old Mans Farm Barns, Welch Road, Sealand, Flintshire CH5 2LY
Tel: 01249 288178 enquiry@betts-associates.co.uk



PROJECT:

Land East of Tan y Bont,
Main Road, Rosrobin,
Wrexham

TITLE:

Surface Water Flood Risk Extent
Mapping and Site Layout K
Overlay Plan

DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
AUG 2021	NTS @ A3	MB	RN
PROJECT NO:	DRAWING NO:	202	B
HYD574			



Cyfoeth Naturiol Cymru
Natural Resources Wales

Map Perygl Llifogydd / Flood Risk Map - DAM

Allwedd / Map Key

Zone C1

Zone C2

Zone B

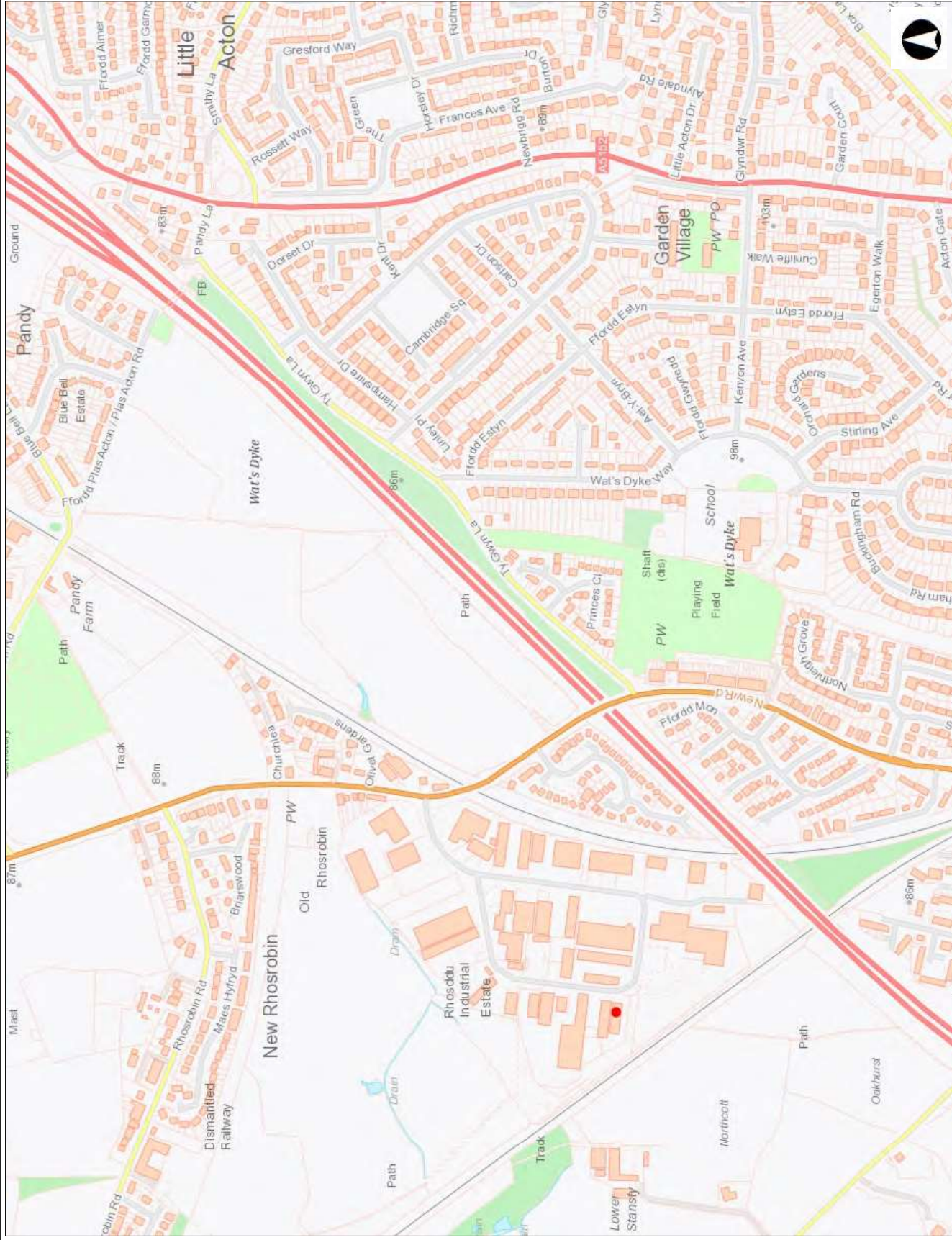
Zone A

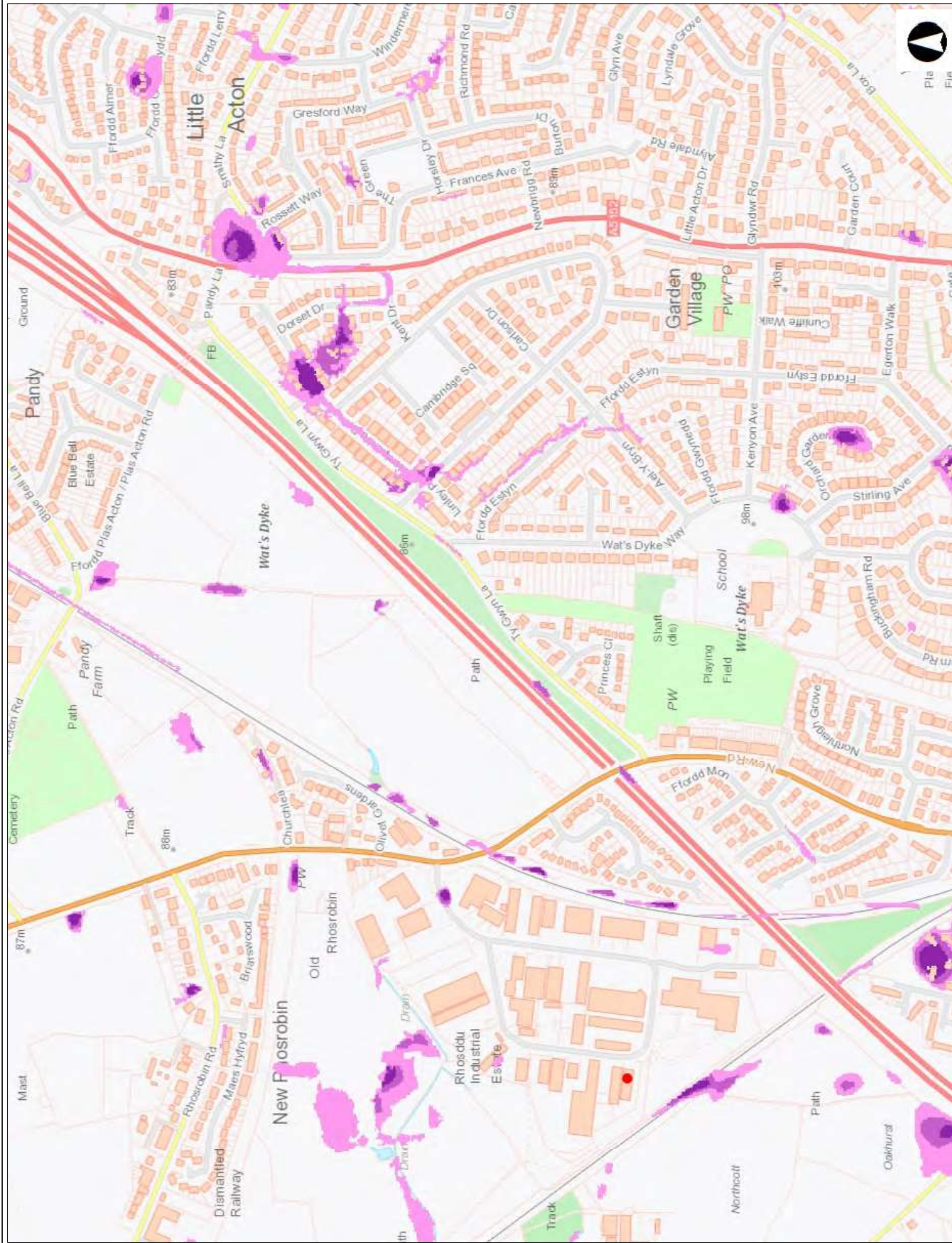
Graddfa / Scale at A3

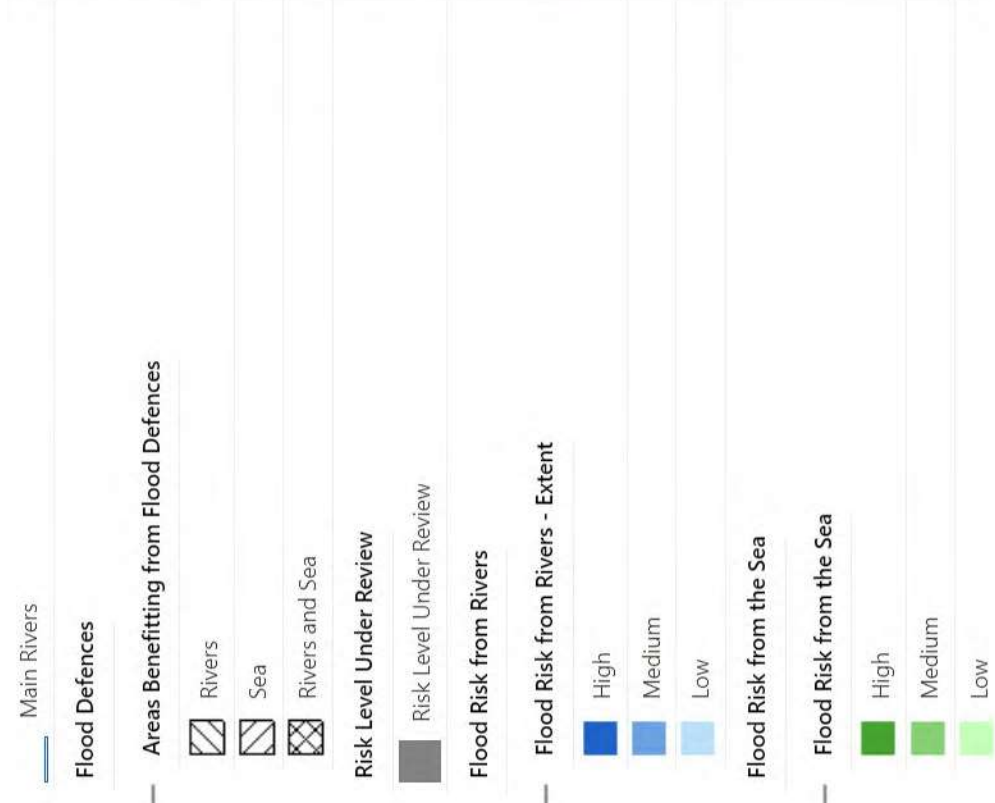
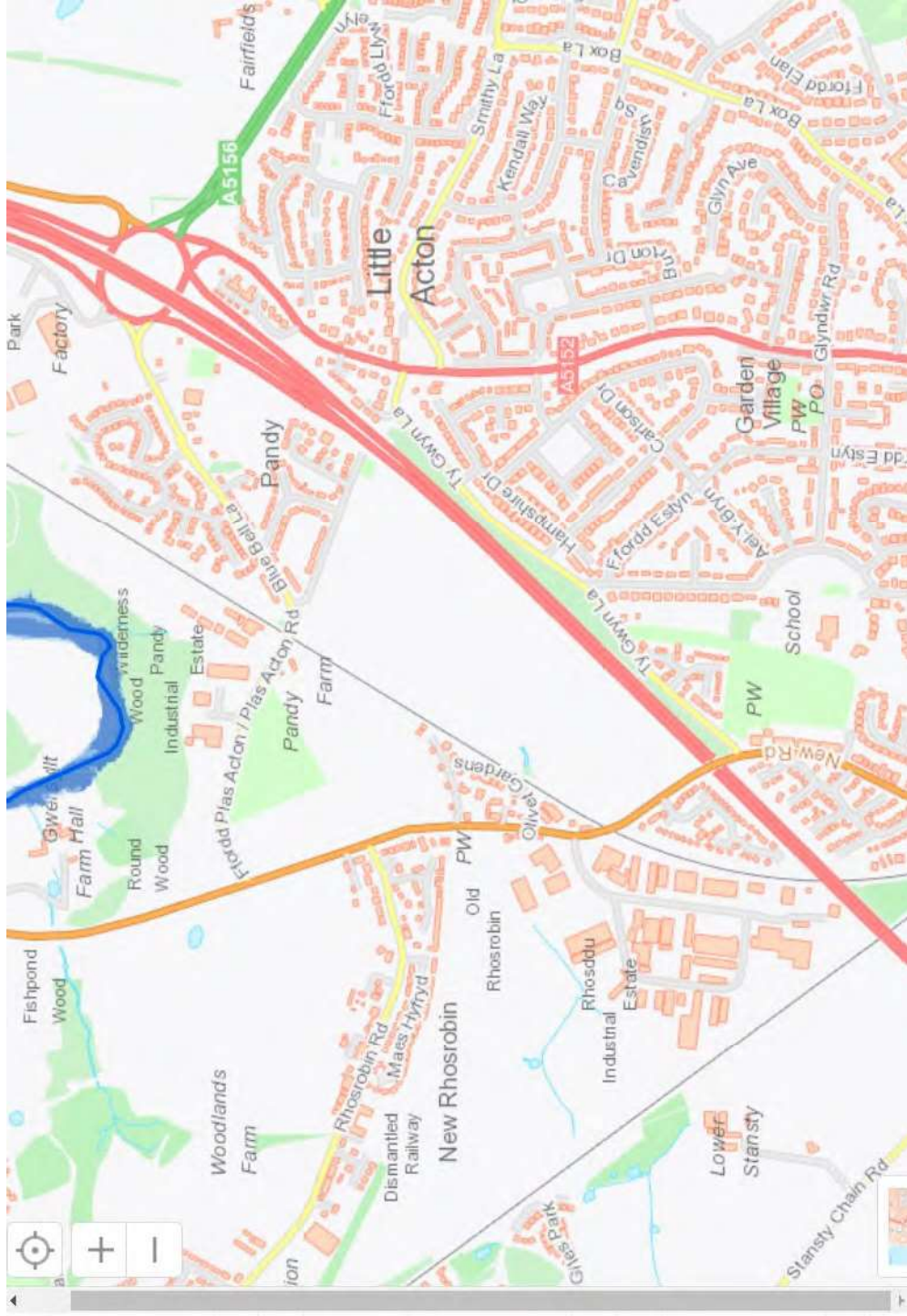
1: 5,000

Dyddiad / Date

20/01/2021







APPENDIX C: WW SEWER CORRESPONDENCE

This page has been left intentionally blank

Megan Berry

From: Megan Berry
Sent: 20 January 2021 11:05
To: 'Sewerage.Services@dwrcymru.com'
Subject: Sewer Flood Risk
Attachments: LOCATION PLAN.pdf

To whom it may concern,

Land east of Tan y Bont, Main Road, Rhosrobin, Wrexham

Please could you confirm whether you have any information that you feel would be valuable to a **FCA&DMS and an SAB application (price and procedure)** for the above site (location plan attached), including details of historical flooding and Specific Drainage Requirements; this would be greatly appreciated. If there are any other specific requirements that you require in a scope of works for this site please can you advise at this stage so that it can be fully incorporated into the proposals at an early stage.

Please do not hesitate to contact me on the details below to discuss further should you require additional information or clarification.

Kind Regards

Megan Berry BSc(Hons) MCIWEM
Graduate Flood Risk Analyst

BETTS HYDRO

Consulting Engineers

Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
Chester +44 (0)1244 289041

meganberry@betts-associates.co.uk
www.betts-associates.co.uk

CIVIL | STRUCTURAL | GEO-ENVIRONMENTAL | HYDROLOGY | FLOOD RISK MANAGEMENT
SUDS | STRUCTURAL SURVEYS | PARTY WALL DUTIES | INFILTRATION | GEOTECHNICAL

Please consider the environment before printing this email.

ELECTRONICALLY TRANSMITTED INFORMATION

This electronic transmission is strictly confidential and intended solely for the addressee. It may contain information which is covered by legal, professional or other privilege. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission. If you have received this transmission in error, please notify us as soon as possible. All emails transmitted by Betts Associates, Betts Geo or Betts Hydro are virus checked. This does not guarantee that transmissions are virus free. Reference should always be made to the hard copy of any electronically transmitted files. Electronic data does not constitute contract documentation. Use of the content of our files is at your own risk. You remain responsible for anything produced using all or part of the data supplied.

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 17/03/2016
Our Ref: PLA0018231
Your Ref: P/2016/0189

Dear Sir

Grid Ref: SJ3326452778 333264 352778

Site: Land East of Tan Y Bont Rhosrobin

Development: Residential Development - up to 189 dwellings

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

Following previous discussions with the applicant and Wrexham Planning Department we have previously established that the local sewer network would have to be hydraulically modelled and we have agreed that the use of a Grampian style condition could protect the public sewerage assets by ensuring that a Hydraulic Modelling Assessment and any reinforcement work is undertaken prior to occupation.

Previous applications have indicated that a development of up to 400 houses may take place on this site. I understand that the current application is look to obtain consent for 189 dwellings. Although there is a marked difference in the number of properties proposed, there is still likely to be an impact on the local network. We are satisfied with the the use of the following condition which has been put forward by Wrexham Council.

Development shall not commence until a scheme for the provision of foul sewerage infrastructure has been submitted to and approved in writing to the Local Planning Authority. No dwelling shall be occupied until foul sewerage infrastructure has been provided in full and in strict accordance with the scheme as approved.

Please be advised that the scope and cost of the solutions identified within the Hydraulic Modelling Assessment should be made available to all parties once completed.

Please ensure that any officer reports associated with this application and advisory notes highlight the need for this work to be undertaken.

In addition to the above condition, we request that should planning be permitted the following conditions are placed on the planning decision notice.

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

The proposed development site is crossed by a 150mm and a 225mm public foul sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

Advisory Notes

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



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 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 on 0800 085 3968 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.

SEWAGE TREATMENT

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

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Henry Jones-Hughes
Development Control Officer
Developer Services



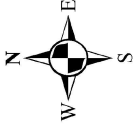
Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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.



LEGEND/Representative of most common features)

- Waste networks:
- Foul sewer
 - Surface water
 - Combined sewer
 - Combined sewer overflow
 - Special purpose sewer
 - Treatment works
 - Outfall
 - Lamphead
 - Storm Overflow
 - Rising main
 - Gravity sewer
 - Private sewer
 - Private sewer subject to Sect. 104 adoption
 - Private Sewer Transfer
 - Lateral drain
 - Inspection Chamber
- NB: Sewer symbol colour indicates the type:
RED - Surface Water
GREEN - Surface Water
Purple - Foul Sewer (for indicative purposes only)

Notes:

While every reasonable effort has been taken to correctly record the pipe material of DOWW assets, there is a possibility that in some cases pipe material (other than Asbestos, Cement or Pitch Fibre) has not been correctly identified. The presence of Asbestos or Pitch Fibre in the network is not a guarantee of its presence and should be anticipated and considered as part of any risk assessment prior to excavation.

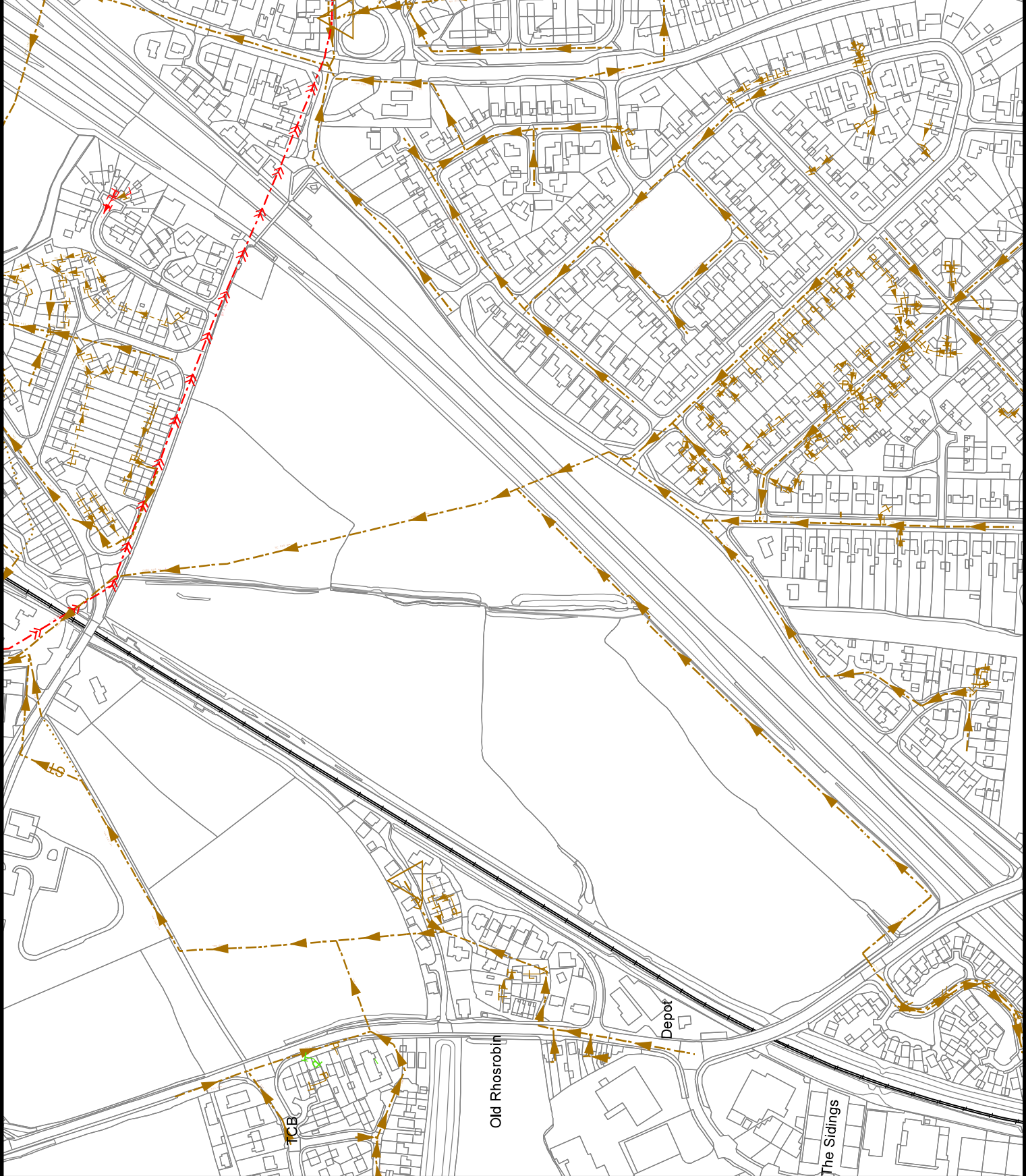
Dŵr Cymru (C) gives this information as to the position of its underground apparatus by way of general guidance only, on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other operations. It is the responsibility of the excavator to ensure that the correct apparatus is identified and that the furnishing of the information is entirely without prejudice to the provision of the New Water Act 1989 and of the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

Reproduced by permission of Ordnance Survey on behalf of
HMSSO. © Crown copyright and database right 2005.
All rights reserved.
Ordnance Survey License number 100019534.

Map Ref: 333284 352778
Map scale: 1:4,000
Printed by:
Printed on:



APPENDIX D: LLFA/LPA CORRESPONDENCE

This page has been left intentionally blank

Megan Berry

From: Megan Berry
Sent: 20 January 2021 11:05
To: 'contact-us@wrexham.gov.uk'
Subject: FCA&DMS and an SAB application (price and procedure)
Attachments: LOCATION PLAN.pdf

To whom it may concern,

Land east of Tan y Bont, Main Road, Rhosrobin, Wrexham

Please could you confirm whether you have any information that you feel would be valuable to a **FCA&DMS and an SAB application (price and procedure)** for the above site (location plan attached), including details of historical flooding and Specific Drainage Requirements; this would be greatly appreciated. If there are any other specific requirements that you require in a scope of works for this site please can you advise at this stage so that it can be fully incorporated into the proposals at an early stage.

Please do not hesitate to contact me on the details below to discuss further should you require additional information or clarification.

Kind Regards

Megan Berry BSc(Hons) MCIWEM
Graduate Flood Risk Analyst

BETTS HYDRO

Consulting Engineers

Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
Chester +44 (0)1244 289041

meganberry@betts-associates.co.uk
www.betts-associates.co.uk

CIVIL | STRUCTURAL | GEO-ENVIRONMENTAL | HYDROLOGY | FLOOD RISK MANAGEMENT
SUDS | STRUCTURAL SURVEYS | PARTY WALL DUTIES | INFILTRATION | GEOTECHNICAL

Please consider the environment before printing this email.

ELECTRONICALLY TRANSMITTED INFORMATION

This electronic transmission is strictly confidential and intended solely for the addressee. It may contain information which is covered by legal, professional or other privilege. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission. If you have received this transmission in error, please notify us as soon as possible. All emails transmitted by Betts Associates, Betts Geo or Betts Hydro are virus checked. This does not guarantee that transmissions are virus free. Reference should always be made to the hard copy of any electronically transmitted files. Electronic data does not constitute contract documentation. Use of the content of our files is at your own risk. You remain responsible for anything produced using all or part of the data supplied.