

From: Geoff Hardman <gwh@refa.co.uk>
Sent: 08 October 2018 16:17
To: Neil Taunt
Cc: Alison Hammans; Laura Mackey
Subject: DMO response Woodlands Farm, Gwersyllt

Good afternoon Neil,

Further to our email last week we have now consulted with our client Wales and West Housing who advise that the watercourses to the north east of their site are within the site curtilage and thus a right of connection for surface water exists and rates not exceeding the current values.

We attach for you information the following plans :-

- Master map extract showing location of watercourses
- Clients land registry title plan
- Plan showing the overall developable site area with POS excluded which amounts to 1.05ha
- UK SuDS greenfield run off calculation with soil value adjusted to take account of clay overburden

From this the 1 year run off is 5.06 l./second and the Qbar is 5.74 l./sec.

Thus in accordance with current guidance we would seek to restrict flows for all events up to and including the 1%AEP + 30% CC to the Qbar figure of **5.74 l./sec.**

The system would incorporate oversized pipes with a hydro brake flow control for events up to the 3.33% AEP event (adoptable by DCWW) with off line attenuation for events over and above the 3.33% AEP up to the 1% AEP + 30% CC.

Would you kindly confirm that this approach would be acceptable to Wrexham CBC please?

This being the case revised details can be prepared to accompany the planning application.

Regards

Geoff Hardman

Director



Robert E. Fry &
Associates Ltd.
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From: Geoff Hardman

Sent: 04 October 2018 08:36

To: Neil Taunt <Neil.Taunt@wrexham.gov.uk>

Cc: Laura Mackey <lauramackey@axisped.co.uk>; Alison Hammans <Alison.Hammans@wwha.co.uk>; robin foster <rf@refa.co.uk>

Subject: RE: DMO response Woodlands Farm, Gwersyllt

Good morning Neil

Thank you for your response to the details submitted by this practice as part of the recent planning submission.

To clarify our position the proposed use of deep bore soakaways was a threefold decision :-

- To endeavour to comply with the hierarchical process to be adopted in arriving at a surface water drainage solution
- Due to the depth of overburden consisting of compact brown clayey silt to depths of 4.0m below existing ground levels it was considered impractical to construct traditional soakaways to depths of up to circa 6m deep, taking into account the risk involved in constructing the same and indeed the difficulty of future maintenance.
- To avoid the necessity for an off site surface water sewer of circa. 250m in length, possibly below 3rd party land and the necessity then to provide attenuation.

The available drainage information indicates watercourses to the north east of the site which appear to discharge ultimately in to the River Alyn.

We are however unsure as to the exact extent of land within our clients ownership and thus the potential difficulties in obtaining drainage rights over 3rd party land.

It was for these reasons that the use of deep bore soakaways was promoted.

We will now need to revert back to our client to discuss the above in more detail and will advise you of the outcome in due course.

Regards

Geoff Hardman

Director



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From: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Sent: 26 September 2018 10:22
To: Maxine Cubbins <maxinecubbins@axisped.co.uk>
Subject: DMO response Woodlands Farm, Gwersyllt

Thank you for the recent DMO consultation on the above proposed development.

I have reviewed the available information, specifically in relation to the Surface Water Drainage report prepared by REFA Consulting Engineers.

Due to existing site constraints it is proposed to use deep bore soakaways to provide surface water management for the development. I have significant concerns in relation to the sustainability of such a system despite management and mitigation proposals included within the report. It is also worthy of note that this technique is proposed to manage surface waters generated from the highways on site. It is unlikely that the use of deep bore soakaway will be an acceptable means of surface water disposal if the highway were to be put forward for adoption.

Based on the above I would strongly recommend that alternative means of surface water disposal are investigated prior to submission of any planning application, including gaining access to the existing watercourse networks within the vicinity of the site (including those to the north east of the site). In the absence of this information it is unlikely that this application could be supported.

In additional, the commencement of schedule 3 of the Flood and Water Management Act 2010 was signed 1 May 2018. This will mean that from the 7 January 2019 any new development that satisfy the criteria will require SuDS Approval Body (SAB) approval prior to the commencement of development. It is proposed to make transitional arrangements as follows:

- Existing sites and developments with planning permission granted or deemed to be granted (whether or not subject to any conditions as to a reserved matter – but see also below) or for which a valid application has been received but not determined by 7 January 2019, will not be required to apply for SAB approval.
- SAB approval will still be required if the planning permission was granted subject to a condition as to a reserved matter and an application for approval of the reserved matter is not made before 7 January 2020.

It is reasonable to assume that, if the appeal were successful and the development were to progress, and any associated drainage conditions not be discharged prior to the January 2020 date, then SAB approval would be required prior to the commencement of any works on site.

Regards

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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✉ Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wrexham, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrexham, Wrexham LL13 9PW

✉ Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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