

**Planning Service
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG**

Our ref: 3523-CAU-XX-XX-CO-T-9101.A0-C1

Date: 17 September 2018

FAO Sharon Holman

Dear Sharon,

**Proposed Extension to approved Warehouse Building, at 2 Elm Point, Abbey Road North, Wrexham Industrial Estate, Wrexham.
Planning Application Reference P/2018/0728**

I refer to the above proposal and in particular to your email dated 12 September 2018 regarding comment received from Welsh Water and the Senior Flood Management Officer at Wrexham CBC.

DCWW

The proposed extension is located a considerable distance away and does not fall within the 3m easement of the public sewers. Rights of access for DCWW would therefore remain.

Sewerage

The proposals seek planning permission for an extension to the existing approved development, which proposes to drain its surface water to the PRIVATE surface water sewer that crosses the adjacent Clwyd Compounders site via infrastructure installed as part of the original planning application. There is no intention to connect to the PUBLIC surface or combined sewer.

Flood Risk

In the response to the comments from Neil Taunt, Senior Flood Management Officer at Wrexham, regarding the capacity of SW storage for the extension site, this size is a derivative from the MicroDrainage Quick Storage estimate. For the receiving plan area of 1255m², the required volume is estimated to be between 32 and 54m³ for the 1:100 + 30%. The average of the two extremes is used on the Planning Application Drawing Ref 1600/S2-P2 i.e. 43m³. (Copy attached).

I trust that this addresses the queries raised to date, however if you require anything further, please do not hesitate to contact me.



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Caulmert Limited

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Yours faithfully



Clive Cunio
Associate Planner
On behalf of Caulmert Ltd