

Cerys Jones

From: Matthew Phillips
Sent: 06 September 2018 10:13
To: planning_admin
Subject: FW: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate
Attachments: 2042_DRG_55-01 P3_Drainage Layout.cleaned.pdf

Please add email as Welsh Water response and attached as supporting information.

From: Jones Alaw [mailto:Alaw.Jones@dwrcymru.com]
Sent: 06 September 2018 10:08
To: Matthew Phillips
Subject: RE: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate

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Hi Matthew,

My understanding is that drawing 55-10 sits alongside drawing 55-01 rev P3 (copy attached).

Kind regards,
Alaw



Alaw Jones



Development Control Officer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water

Kinmel Park | Bodelwyddan | LL18 5TQ | T: 0800 917 2652 | www.dwrcymru.com

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From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 06 September 2018 09:46
To: Jones Alaw <Alaw.Jones@dwrcymru.com>
Subject: RE: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate

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

Alaw,

Thanks. The second drawing 55-10 is not the one that I was initially provided with and the one you initially commented on in April (55-01). I have asked the applicants to confirm which documents I am now being asked to approve – but is it your understanding that drawing 55-10 supersedes 55-01 or sits alongside it?

Regards

Matthew

From: Jones Alaw [<mailto:Alaw.Jones@dwrcymru.com>]

Sent: 06 September 2018 09:40

To: Matthew Phillips

Subject: RE: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate

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Hi Matthew,

Thank you for your e-mail. Please accept my apologies, only two attachments should have been included in my e-mail (2 plans – copies attached).

Kind regards,
Alaw



Alaw Jones



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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 06 September 2018 09:36

To: Jones Alaw <Alaw.Jones@dwrcymru.com>

Subject: RE: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate

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

Alaw,

There were 4 attachments to your emails – 2 plans that I could open and 2 other documents I couldn't. Would it be possible to send the other 2 in pdf format?

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrexham
Telephone/Ffôn: 01978 298780

From: Jones Alaw [<mailto:Alaw.Jones@dwrcymru.com>]

Sent: 04 September 2018 15:55

To: Matthew Phillips

Subject: FW: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate

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Hi Matthew,

Further to our comments dated 18th April 2018, we have been in discussions with Jon Hale of Tier Consult and received the attached additional information in support of the above application. From the attached information it is evident that there will be no net increase of surface water communicating with the public sewerage network as a result of the proposed development. As such we are able to support the application to discharge condition 3 from planning permission reference P/2017/1046.

Should you have any queries, please do not hesitate to contact me.

Kind regards,
Alaw



Alaw Jones

Development Control Officer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water

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From: Jones Alaw

Sent: 18 April 2018 14:35

To: 'Matthew Phillips' <Matthew.Phillips@wrexham.gov.uk>

Subject: RE: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate

Hi Matthew,

Thank you for your e-mail.

Due to the sensitivity of allowing surface water to enter the public sewerage system and given that the combined sewer has some capacity issues, the applicant will have to demonstrate that all other options for surface water drainage from the proposed extension has been fully explored and exhausted in line with chapter 3 of Welsh Government's 'Recommended non-statutory standards for sustainable drainage (SuDS) in Wales – designing, constructing, operating and maintaining surface water drainage systems' (2017). Evidence would have to be provided to demonstrate that all priority levels (i.e. collected for use, infiltration, watercourse/ditch, highway drain have been fully exhausted before we would consider accepting any additional surface water from the proposed extension. I note from previous correspondence that we have asked for the surface water to be taken to a ditch or watercourse.

Kind regards,

Alaw

Alaw Jones

**Development Control Officer | Developer Services | Wholesale Business Services | Services Dwr
Cymru Welsh Water**

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 17 April 2018 15:51

To: Jones Alaw <Alaw.Jones@dwrcymru.com>

Subject: RE: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate

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

Alaw,

Not sure how much you know about the background to this one. When the planning app for the extension was in I had agreed with Henry that the pragmatic way forward would be to try to ensure that any additional run-off was mitigated for somehow so that the existing volumes of water discharged from the site didn't increase. They have provided an attenuation system but it is really a case of whether you'd be happy with the scheme as submitted being approved or whether you'd be looking for further attenuation given that what they propose does amount to an increase in surface water discharge.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Jones-Hughes Henry [<mailto:Henry.Jones-Hughes@dwrcymru.com>]
Sent: 17 April 2018 10:42
To: Matthew Phillips
Cc: Jones Alaw
Subject: RE: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate

Hi Matthew

I'm afraid I have moved roles within Welsh Water and no longer dealing with planning matters. I have copied Alaw Jones into this email who is the Development Control Officer for the Wrexham area.

From what I recall, I had asked why surface water from the extension couldn't be directed to a local watercourse/ditch. I expect that we would still want the surface water to be taken to a ditch or watercourse.

Regards
Henry

Henry Jones-Hughes
Project Engineer | Developer Services | Wholesale Business Services | Services Dwr
Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 17 April 2018 10:23
To: Jones-Hughes Henry <Henry.Jones-Hughes@dwrcymru.com>
Subject: P/2018/0232 - Former Caparo Wire, Ash Road, Wrexham Industrial Estate

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

Henry,

We have received the above application which seeks approval for the surface water drainage scheme required by condition 3 of planning permission P/2017/1046:

No part of the development shall commence until a scheme for the indicating surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full prior to the use of the development hereby granted planning permission.

Attached are the drainage calculations, a drainage plan a drainage plan as well as details I'd requesting giving a simple description as to what the attenuation is intended to achieve. As you will see the scheme does not fully attenuate for the additional hard surfacing so it is a case of whether a just over 1% increase in run-off is considered acceptable!!

I would be grateful for your comments on these details.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

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