

Cerys Jones

From: Philip Forster
Sent: 15 August 2018 11:18
To: planning_admin
Subject: FW: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

P/2018/0296 - flood response

From: Neil Taunt
Sent: 19 July 2018 13:07
To: Philip Forster
Cc: Mike Bather; Peter D Jones
Subject: RE: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Hi Phil,

I have had opportunity to discuss the situation further with our Engineers. It would now appear that the situation is less clear than previously suggested. The existing site looks to be connected (via a 375mm pipe) into the existing (and adopted) highway drain. There is what appears to be a separate surface water system within the verge to the highway. This is outside of the adopted highway area and requires additional investigation to confirm/clarify what it is. This would imply the existing connection into the highway drain is a mis connection and should have originally be made into the separate surface water system.

As you would expect, the highways authority would not normally accept "private" surface water discharge into a dedicated highway drain.

In the absence of this information I would advocate a precautionary approach be taken with any additional flow generated by new impermeable surfaces managed on site to reduce any impact on the highway drainage system.

Happy to discuss further if required.

Many thanks

Neil

From: Philip Forster
Sent: 16 July 2018 14:27
To: Mike Bather
Cc: Neil Taunt
Subject: RE: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Hi Mike,

Thanks for the email.

I just need to clear up a few issues as to why I'm asking the question here. Whilst it may seem last minute, it was based on a stream of consultation responses that lead us to the current situation being revealed. It's not that we want to put a hold on the development – the reason that we are asking whether the applicant has consent to discharge SW to the drain is that if they don't, its owner could prevent the site from draining to it. The LPA have a duty to ensure that the site can adequately drain its surface water without having a detrimental impact upon land outside their control. If the site cannot adequately drain, or if it increases its runoff rate at a level which is significantly more than at present this creates a flood risk to third parties and public infrastructure. As a starting

point, surface water should be controlled on site or discharged from the site at an attenuated rate equal to the current situation.

We have 0.75ha of additional hard surfacing proposed here on an area of permeable grass. Regardless of soil conditions this will have a material impact upon the behaviour of the surface water. the applicant is proposing to use this non-adopted sewer to attenuate the water prior to its discharge to a watercourse. It makes a significant difference to whether the scheme accords with policy EC13 of our UDP.

Firstly, are our engineers satisfied that if we own the drainage that they are happy for the water to discharge into there? If so, I need to revert back to Neil Taunt for his views on the scale of the proposal and whether this situation is acceptable to him. I've copied him into this email so he'll be aware of the situation and detail I require.

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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From: Mike Bather

Sent: 16 July 2018 13:19

To: Philip Forster

Subject: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Hi Philip

FYI, it appears that WCBC own the SWD on Ash road south. I will inform Rowan foods. How should they now proceed, is the email below enough for planning to proceed with the application (subject to Neil confirming he is happy with the flow generated)?

Thanks Mike.

From: Peter D Jones

Sent: 16 July 2018 12:00

To: David Hesketh; Mike Bather

Cc: Paul Fairclough; Andrew Ford; Phil Lewis; Kevin Edwards; Peter Douthwaite; Neil Taunt

Subject: RE: URGENT FW: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Dave / Mike

The Drainage Strategy plan is a bit confusing as the existing and proposed surface water drainage is depicted in the same dotted blue line.

I presume from the drawing that the connections to the SWS in the highway is existing and the only new drainage proposed

in this Planning Application is two rainwater connections from the proposed extension. The note on the drawing also states that a much larger extension had been catered for in the original drainage scheme so this smaller extension is hardly likely to have any impact on the Highway Drainage system. Neil should also confirm that he is happy to accept the flows generated from this additional development.

As Phil has already stated, the road and drainage system was installed in the 80s and later adopted by CCC. Please see attached letter and plan confirming the adoption of the Roads, Street lighting and Surface Water Sewer.

Pete

Peter Jones
Peiriannydd / Engineer



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From: Phil Lewis

Sent: 13 July 2018 15:12

To: Kevin Edwards

Cc: Paul Fairclough; Andrew Ford; Peter D Jones; David Hesketh

Subject: RE: URGENT FW: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Presumably in the past all the infrastructure i.e. new roads and sewers was put in by WDA back in the 1970's and 80's when the estate was being developed so if they didn't retain ownership or offer up the sewers for adoption with welsh water or environment agency wouldn't they still belong to welsh gov. ? or did Clwyd CC put them in ? If the sewers are ours would Denise Garland have records ?

Phil

From: Kevin Edwards

Sent: 13 July 2018 14:58

To: Phil Lewis

Subject: FW: URGENT FW: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

From: David Hesketh

Sent: 13 July 2018 14:55

To: Paul Fairclough; Andrew Ford; Peter D Jones; Kevin Edwards

Cc: highwaysplanning; Mike Bather; Neil Taunt

Subject: RE: URGENT FW: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Gents,

Anyone able to advise on this please.

One of the largest employers in Wrexham, Oscar Meyer Foods are constructing a new cold storage unit on their site on the Wrexham Industrial Estate. Our planning department have put a last minute hold on the construction as they need clarification on who owns the rainwater drainage (indicated by a blue dotted line on the attached plan) – they have requested written confirmation from the owner of the drain that they have no objection to Oscar Meyer to linking to it. Can't imagine anyone would as the infrastructure was installed for this purpose.

I understand that the road (Ash road south) has been adopted by WCBC and therefore the surface water sewer is also in our ownership. Can we confirm ownership and provide confirmation that we have no objection to the linking into it. Both Welsh Government and Welsh Water have confirmed they do not own it so assume it must be WCBC.

If you could please get back to us ASAP it would be very much appreciated as the company has contractors on standby to start work once this final planning hurdle is resolved.

Thanks

Dave

From: Neil Taunt
Sent: 13 July 2018 14:37
To: Mike Bather <Mike.Bather@wrexham.gov.uk>; David Hesketh <David.Hesketh@wrexham.gov.uk>
Cc: highwaysplanning <highwaysplanning@wrexham.gov.uk>
Subject: RE: URGENT FW: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Hi Dave/Mike,

Not sure how to help on this one, I was consulted earlier this week by planning on the proposed surface water discharge from this site and have raised the question regarding ownership of the private surface water sewer as it does not appear to be adopted by Welsh Water. Following discussions with our engineers I was led to believe this was not a council owned asset. If this is not the case then please advise – also a decision would need to be made if we are willing to accept additional, un-attenuated flows into the surface water sewer.

Thanks

Neil

From: Mike Bather
Sent: 13 July 2018 14:33
To: David Hesketh; highwaysplanning; Neil Taunt
Subject: RE: URGENT FW: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Hi Dave

I think it's Neil that started this query following his observations on the planning application.

Thanks

Mike.

From: David Hesketh
Sent: 13 July 2018 14:24
To: Mike Bather; highwaysplanning; Neil Taunt
Subject: RE: URGENT FW: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Neil,

Are you able to advise on this matter.

Thanks

Dave

From: Mike Bather

Sent: 13 July 2018 14:03

To: highwaysplanning <highwaysplanning@wrexham.gov.uk>; David Hesketh <David.Hesketh@wrexham.gov.uk>

Subject: FW: URGENT FW: Oscar Meyer - Rowan Foods - Planning Drainage Strategy

Importance: High

Hi Dave/Highways

Hope your able to help with this URGENT enquiry.

One of the largest employers in Wrexham, Oscar Meyer Foods are constructing a new cold storage unit on their site on the Wrexham Industrial Estate. Our planning department have put a last minute hold on the construction as they need clarification on who owns the rainwater drainage (indicated by a blue dotted line on the attached plan) – they have requested written confirmation from the owner of the drain that they have no objection to Oscar Meyer to linking to it. Can't imagine anyone would as the infrastructure was installed for this purpose.

I understand that the road (Ash road south) has been adopted by WCBC and therefore the surface water sewer is also in our ownership. Can we confirm ownership and provide confirmation that we have no objection to the linking into it. Both Welsh Government and Welsh Water have confirmed they do not own it so assume it must be WCBC.

If you could please get back to us ASAP it would be very much appreciated as the company has contractors on standby to start work once this final planning hurdle is resolved.

Many thanks
Mike.

Mike Bather
Business Support Manager/Rheolwr Cymorth Busnes



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