

AnnS Jones

From: Philip Forster
Sent: 02 August 2018 11:06
To: planning_admin
Subject: FW: P/2018/0309 - Llwyn Onn water treatment works

Flood officer response

From: Neil Taunt
Sent: 02 August 2018 10:37
To: Philip Forster
Subject: RE: P/2018/0309 - Llwyn Onn water treatment works

Hi Phil,

Apologies – this one was missed.

I appreciate the works will result in a net reduction in the area of impermeable surface feeding both to the soakaway and metered fluvial discharge. I would strongly recommend the applicant consider implementing a suitable monitoring and maintenance regime for the existing soakaways to ensure that any reduction in performance over time is managed and surface waters continue to be managed on site.

In this instance, due to the scale and nature of the works, I am happy for the condition to be discharge.

Thanks

Neil

From: Philip Forster
Sent: 02 August 2018 08:46
To: Neil Taunt
Subject: FW: P/2018/0309 - Llwyn Onn water treatment works

Morning Neil,

Did you ever come back to me on this? That isn't an indirect way of asking can you do it. My filing system is a mess!

Phil

From: Philip Forster
Sent: 22 June 2018 18:17
To: Neil Taunt
Subject: FW: P/2018/0309 - Llwyn Onn water treatment works

Hi Neil,

Hope you're keeping well?

Further to your comments on the Llwyn Onn Dee Valley site their engineer has provided the following response. Will you have a look at them and see what you think?

Ta

Phil

Sent with BlackBerry Work (www.blackberry.com)

From: Billing Mark <Mark.Billing@DeeValleyGroup.com>

Sent: 22 Jun 2018 16:59

To: Philip Forster <Philip.Forster@wrexham.gov.uk>

Subject: RE: P/2018/0309 - Llwyn Onn water treatment works

Hello Phillip

We used what would be described as an empirical method for the surface water disposal design. We compared the “before” and “after” impervious areas to identify the difference pre- and post-development. We looked at where the existing impervious surfaces drained to and balanced the future drainage such that the aggregate areas draining to soakaway remained the same, thus ensuring no worsening in the performance of the on-site drainage system. Our submission indicates that we have slightly reduced the areas draining to the river. As there is no history of flooding or poor drainage on the Llwyn Onn site, this comparison of the “before and after” was considered sufficient to demonstrate that the soakaways (currently performing satisfactorily) would not be subject to further loading and that we would be at worst ‘maintaining the status quo’. There is no history of flooding at Llwyn Onn and therefore the performance of the drainage system is/has been demonstrated by each successive storm event at Llwyn Onn.

It should further be noted that Llwyn Onn is at the top of a hill for a reason – best location for our reservoirs - and some distance from the flood plain, I appreciate that your Flood Management Officer statutory duties responsibilities may require an auditable calculation supported by permeability testing of the existing facilities; please check with him to confirm and we will give further consideration to how we undertake this.

There is one minor drainage issue currently at Llwyn Onn; we have a leaking ‘splitter’ valve which we cannot currently decommission to repair. Previously we pump discharged the valve chamber into the now demolished treatment building drainage. We will undertake a further scheme within the next year that will allow us access to the vale to eliminate the leak. This is not a surface water drainage issue but a water leak, typically found to greater or lesser degrees across our pipe networks. We have also had an issue with silty water being carried down the access track to Llwyn Onn; this was a maintenance issue which we have addressed as part of the capital scheme by simply having the cattle grids emptied of their accumulated silt, with instructions given to the Operations team to ensure that a regular routine of maintenance is instigated for these grids. The source of most of the water was eliminated by the completion of the surface water drainage system serving the reservoir roof.

Regards

Mark

Mark Billing BSc (Eng) CEng MICE

Senior Project Manager

Engineering Department

Tel: 01978 833281



Dŵr Dyffryn Dyfrdwy ccc | Dee Valley Water plc

<http://www.deevalleywater.co.uk/translation.php?page=category.php?id=0> | <http://www.deevalleywater.co.uk>

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 22 June 2018 14:27

To: Billing Mark <Mark.Billing@DeeValleyGroup.com>

Subject: P/2018/0309 - Llwyn Onn water treatment works

Hello Mark,

Apologies for the delay in responding to you on this submission. I've looked through responses at present and wanted to raise some queries with you.

- In terms of the condition 3 (Construction Phase Management Plan), this is considered acceptable and you should continue operating on the basis of the submission.
- Conditions 4 and 6 (land levels and ecological management plan) are partially satisfactory. The regrading plan appears acceptable to me, however I remain in discussions with the Council's Ecologist regarding the spec and management options. I will come back to you on this.
- Finally, condition 11 (drainage) has been considered by our Flood Management Officer and he comments as follows:

The information submitted in support of discharge of condition 11 indicates existing soakaways will be used to discharge surface water generated by the new development. No information is included in relation to existing capacity or effectiveness of the soakaways, as such I am not able to comment on the suitability of the proposal and am unable to recommend the condition be discharged at this time.

Have you got any detail when you put the drainage scheme together. I assume you'll be well ahead with the scheme now but I presume you would have some certainty that the existing infrastructure can take the new surface flows? Could you clarify this point for me?

Thanks in advance.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control



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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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