

## Cerys Jones

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**From:** Philip Forster  
**Sent:** 16 August 2018 08:10  
**To:** planning\_admin  
**Subject:** FW: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Flood officer response

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**From:** Peter D Jones  
**Sent:** 15 August 2018 15:38  
**To:** Philip Forster  
**Cc:** Neil Taunt  
**Subject:** RE: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Phil,

Our investigations into the drainage was a bit short lived as we couldn't lift the covers off the manholes to confirm the presence of two separate systems. The covers probably haven't been lifted since the day they were installed and some may require special lifting equipment to comply with H&S to aid in their removal. The number of covers present and their locations have led us to our conclusions as we can't imagine what else these manholes are for, especially when they are labelled SW.

The Highway drain in the centre of the road is also too small to cope with the flows coming from the development sites which again points to our conclusions that there must be two separate systems present.

So at present, based on a visual inspection and knowing how best practice estate infrastructure drainage should be designed, I would say it's based on an educated assumption rather than just guesswork.

Regards

Peter

**Peter Jones**  
Peiriannydd / Engineer



01978 729822

Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty, Wrecsam, LL139PW

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**From:** Philip Forster  
**Sent:** 15 August 2018 15:11

**To:** Peter D Jones  
**Subject:** RE: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Peter,

That's no problem. Did Neil make his conclusion based on engineers knowing the area and knowing that there are manhole covers present? I just want to be sure I can say to the developer that Neil based his comments on actually knowing there was something there rather than guess work.

Phil

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**From:** Peter D Jones  
**Sent:** 15 August 2018 14:08  
**To:** Philip Forster  
**Cc:** Neil Taunt  
**Subject:** RE: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Phil,

Unfortunately, we don't have records of either the Highway Surface Water Sewer (Adopted) or the Surface Water Sewers that were installed for the development drainage (Ownership unknown)

We have searched through what very little records we have and found nothing. A site survey combined with lifting all the manhole covers up along Ash Road South is the only way to get this information.

It's not something we can embark on at present due to staff shortages during this holiday period so you may want to throw it back to the developer to undertake.

Sorry I can't be of any assistance.

Regards

Peter

**Peter Jones**  
Peiriannydd / Engineer



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**From:** Philip Forster  
**Sent:** 15 August 2018 13:26  
**To:** Peter D Jones  
**Cc:** Neil Taunt  
**Subject:** RE: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Peter,

I don't know whether you recall Neil Taunt speaking with you on this scheme. It's for the extension to Rowan Foods where we were looking to locate ownership of the drain that the developer was looking to connect to. It transpired that there is a highway surface water drain and then a surface water drain in the verge but outside our limit of adoption.

Do we have a digitised records that I could forward on to the applicants which will show where those existing surface water drains are just to assist the applicant drainage engineers?

Thanks

Phil

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**From:** Alan McCall [<mailto:alan.mccall@coxfreeman.com>]  
**Sent:** 15 August 2018 12:43  
**To:** Philip Forster  
**Cc:** Jonathan Rigby - Rigby & Partners  
**Subject:** Re: P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Phillip,

Our engineers were not aware of a second rainwater sewer.

As discussed could you please let us have a copy of the record drainage layout in order to further investigate the situation.

many thanks

regards

Alan

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On 15 Aug 2018, at 10:51, Philip Forster <[Philip.Forster@wrexham.gov.uk](mailto:Philip.Forster@wrexham.gov.uk)> wrote:

Dear Alan,

Please see attached correspondence in relation to this planning application.

Regards

Phil

**Philip Forster**

Swyddog Cynllunio/Planning Officer  
Rheoli Datblygu /Development Control

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**From:** Alan McCall [<mailto:alan.mccall@coxfreeman.com>]

**Sent:** 03 August 2018 09:40

**To:** Philip Forster

**Subject:** P/2018/0296 Proposed Cold Store Extension at Rowan Foods

Hi Philip,

Just inquiring on progress with the above application.  
Client would like to progress the works.

I'll try and ring you later.

Many thanks

Alan

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