

RW/3916.01/LB

17 April 2014

Dŵr Cymru Welsh Water
Developer Services
PO Box 3146
Linea
Fortram Road
CARDIFF
CF30 0EH
Attn: Craig Morgan

Dear Sirs

**PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 49 UNITS, THE SIDINGS,
STANSTY, WREXHAM**

Section 104 Agreement - Technical Vetting

~ Further to your email of 12 March 2014 confirming that the proposed foul drainage layout was acceptable in principal, please find enclosed the following documentation for your attention;

RBA Drawings:

- 3916/01 Location Plan
- 3916/04 & 05 Drainage General Arrangement: Section 104 Agreement (1 and 2 of 2)
- 3916/06 & 07 Foul Drainage Long Sections (1 and 2 of 2)
- 3916/08 Foul Drainage Manhole Schedules
- 3916/D01 Construction Details: Drainage

Parry Davies Architects Drawings:

- 12.5407D1H Roads and Fences Phase 1 and Phase 2 (2 drawings)
- 12.5407/RC1 Road Long Section - Railway Road and Stansty Road (2 drawings)
- 12.5407R1 Road Cross Section

Other:

- Planning Application Document dated 18 July 2013
- Planning Permission dated 04 April 2014, Ref: WRR P/2013/0519
- Signed Land Registry Transfer (TR1) dated 28 March 2014

As detailed in your email of 12 March 2014 a 6m easement has been included to the arterial sewer from FIC24/3 to F7 where outside the proposed adopted highway. This easement extends up to the edge of the parking area to Plot 24. Please can you confirm that we have interpreted your requirements correctly.

Continued...../

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As detailed on the foul sewer long sections and manhole schedules the foul sewers and lateral drains have been designed in accordance with Sewers for Adoption 7th Edition (SfA7) B4.9(a) and (b).

Steeper gradients have been incorporated where appropriate instead of backdrops however in certain cases deeper chambers with backdrops are required (eg FIC 34/3) where conflict with the proposed highway drain must be avoided including existing services in the footway crossings and highway drainage in Stansty Road. Steeper gradients are also used where sewers cross the adoptable carriageway in order to provide sufficient cover to the pipe without the need for protection (1.2m cover in the adoptable highway, 900mm cover in shared private access roads/parking).

Surface water drainage for the proposed development for both roofs, highway and paved areas will discharge to communal soakaways in the public open space or private shared access roads and parking areas. No surface water is to discharge to the public sewer network.

The construction cost of the adoptable foul sewers and lateral drains is currently being calculated by our Client and will be issued to you shortly.

Please note that adoptable lateral drains are shown as a dashed brown line. Where chambers are in close proximity this appears as a solid brown line.

We trust that the enclosed documentation is sufficient for you to progress with the technical vetting exercise in conjunction with the documentation and forms issued to you under cover of our emails of 27 February 2014 and 06 March 2014.

If you wish to discuss this matter or require any additional information please do not hesitate to contact us.

Yours faithfully
for **RICHARD BROUN ASSOCIATES**

A handwritten signature in black ink, appearing to read 'Rhian Williams'.

~ **Encs**

c: Gower Homes, Attn: Michael Forgrave (email)