

Cerys Jones

From: Sharon Holman
Sent: 13 July 2021 08:34
To: planning_admin
Subject: FW: PLA0057529 FW: Pacific Park Wrexham Industrial Estate

Civ – WW resp

From: Rhodri Perry <Rhodri.Perry@dwrcymru.com>
Sent: 12 July 2021 15:48
To: Neil Campbell <neil@pace-architecture.co.uk>
Cc: Mark Jones <markjones@muir-associates.co.uk>; Bert de Jong (berty.dejong@unimaq.co.uk) <berty.dejong@unimaq.co.uk>; Chris Davies (ChrisDavies@caulmert.com) <ChrisDavies@caulmert.com>; Nigel Andrews <niphone@lower-house.co.uk>
Subject: RE: PLA0057529 FW: Pacific Park Wrexham Industrial Estate

Hi Neil,

Thank you for below email and clarification,

The sewer network in this area and which connection is proposed, is served by the Five Fords waste water treatment plant, Five Fords does have an existing phosphate consent that we adhere to.

I would go back to planning authority as well as Natural Resources Wales (NRW) to confirm this, should they require anything further please let me know.

I will amend my formal planning comments and issue to local planning authority.

Rhodri



Rhodri Perry

Development Control Officer | Developer Services
Dŵr Cymru Welsh Water



W: dwrcymru.com



E: developer.services@dwrcymru.com



T: 0800 917 2652 | M: 07557 849514



A: PO Box 3146, Cardiff, CF30 0EH



Before you print please think about the **ENVIRONMENT**

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#)

From: Neil Campbell <neil@pace-architecture.co.uk>
Sent: 12 July 2021 12:31
To: Services Developer <developer.services@dwrcymru.com>

Cc: Mark Jones <markjones@muir-associates.co.uk>; Berty de Jong (berty.dejong@unimaq.co.uk) <berty.dejong@unimaq.co.uk>; Chris Davies (ChrisDavies@caulmert.com) <ChrisDavies@caulmert.com>; Nigel Andrews <niphone@lower-house.co.uk>

Subject: PLA0057529 FW: Pacific Park Wrexham Industrial Estate

Importance: High

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

Dear WW Developer Services,

Please find attached your Consultee Response to our application as noted above.

Could I please draw your attention to the fact that our proposal discharges into a mains sewer and not a private drain, as your summary concludes.

May I also draw your attention to the e mail below from NRW who quote your comments and query whether the mains sewer treatment works has an existing phosphate permit.

Could I kindly ask if you could review your previous comments, along with the below as a matter of urgency as this issue has ceased progress on site?

Mark Jones from Muir Associates (contact details below) is our consulting engineer and is best placed to discuss technical matters, but please do copy me in to all correspondence.

Please do call with any queries,

Kind Regards and thanks,
Neil

Neil Campbell RIBA AaPS
architect

PACE|ARCHITECTURE

E| neil@pace-architecture.co.uk
T| 07964 736 546
W| www.pace-architecture.co.uk



PRIVACY AND CONFIDENTIALITY NOTICE

This email and any files transmitted with it is strictly confidential and intended solely for the use of the person or organization to whom it is addressed. If it comes to the attention of any other unauthorized person, no action should be taken on it, nor should it be shown or copied to any third party. This email message has been checked for the presence of computer viruses but PACE Architecture Ltd cannot accept liability for any damage sustained as a result of software viruses, worms, etc., and advise you that you carry out your own virus checks before opening any attachments.

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 12 July 2021 11:32
To: Mark Jones <markjones@muir-associates.co.uk>
Cc: Neil Campbell <neil@pace-architecture.co.uk>; Chris Davies (<ChrisDavies@caulmert.com>
<ChrisDavies@caulmert.com>; Nigel Andrews (<niphone@lower-house.co.uk> <niphone@lower-house.co.uk>; Bert
de Jong (<berty.dejong@unimaq.co.uk> <berty.dejong@unimaq.co.uk>
Subject: RE: Pacific Park Wrexham Industrial Estate

Dear Mark/Neil,

Thank you for your emails dated 01/07 and 09/07.

Our response (ref:CAS-153170-Y5W7) remains valid.

We note from the information submitted that the development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site via mains sewer connection. However, no confirmation from Welsh Water has been submitted that the receiving waste water treatment works (WwTW) has an existing phosphate permit as part of its consent, and that the proposed flows can be accommodated. To note, the response from Welsh Water dated 22/06/2021 makes reference to 'foul water discharging to private facility'.

If there is a phosphate permit at the receiving WwTW and flows can be accommodated, as per our [Planning Advice](#), development connecting to an existing public wastewater treatment works that has the capacity and associated phosphorus stripping facility to accommodate additional wastewater is unlikely to increase phosphorus inputs to a SAC beyond what has already been assessed and permitted by NRW. However, the local Authority, should examine the appropriate assessments carried out in respect of the extant environmental permit(s), along with any new information or changes in circumstances, to ensure that adverse effect on site integrity can be ruled out.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for the local Authority to determine.

Should the local Authority conclude that the proposal is likely to have a significant effect on the River Dee and Llyn Tegid SAC, we would welcome a consultation from them on the appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Kind regards,

Siôn M. Williams
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

In light of recent events, I am currently working from home and as such not contactable on the phone. If you need to get in touch, please email me and I will respond as quickly as possible.

Yn sgil y datblygiadau diweddaraf rwy'n gweithio gartref ar hyn o bryd ac felly nid mewn cyswllt ar y ffôn. Os oes angen i chi gysylltu, anfonwch e-bost ataf os gwelwch yn dda a byddaf yn ymateb cyn gynted â phosib.

From: Mark Jones <markjones@muir-associates.co.uk>
Sent: 09 July 2021 14:09
To: Williams, Sion M. <Sion.M.Williams@cyfoethnaturiolcymru.gov.uk>
Cc: Neil Campbell <neil@pace-architecture.co.uk>; Chris Davies (<ChrisDavies@caulmert.com>
<ChrisDavies@caulmert.com>; Nigel Andrews (<niphone@lower-house.co.uk> <niphone@lower-house.co.uk>; Bert
de Jong (<berty.dejong@unimaq.co.uk> <berty.dejong@unimaq.co.uk>
Subject: Pacific Park Wrexham Industrial Estate

Sion

With regard the comments on the attached and the concerns raised in relation to increase in phosphorus levels we would outline that the proposal looks to make a connection to an existing foul public sewer and therefore should not pose a risk to increase the phosphorus levels as stated.

We have made an application to Welsh water for the discharge of the foul water and currently await their response to this, and in addition to this they have raised no objections to the planning application (see attached).

We would be grateful if you can please review the information previously submitted.

Kind Regards

Mark Jones
BEng(Hons)

Director For Muir Associates (UK) Ltd



Trinity Chambers 16 Ivy Street Birkenhead CH41 5EF Tel: 0151 650 1200 Mobile: 07813 777051

The contents of this email are confidential to the intended recipient at the email address to which it has been addressed. It may not be disclosed to or used by anyone other than this addressee, nor may it be copied in any way. If received in error, please contact Muir Associates UK Ltd (<mailto:design@muir-associates.co.uk>) on +44(0)151 650 1200 quoting the name of the sender and the addressee and then delete it from your system.

Please note that neither Muir Associates nor the sender accepts any responsibility for viruses and it is your responsibility to scan the email and attachments (if any).

Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website www.dwrcymru.com/waterefficiency to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn www.dwrcymru.com/waterefficiency

***** This email and any file attached is confidential. If you are not a named recipient or believe you may have received this email in error please delete from your system and promptly inform the sender. Dwr Cymru Cyf (trading as Welsh Water) is a company registered in England and Wales, number 02366777, registered office Linea, Fortran Road, St Mellons, Cardiff CF3 0LT. Mae'r neges e-bost yma ac unrhyw ffeil sydd ynghlwm wrthi'n gyfrinachol. Os nad chi yw'r derbynnydd a enwir, neu os ydych chi'n credu eich bod wedi derbyn y neges yma ar gam, dylech ei dileu o'ch system ar unwaith a hysbysu'r anfonwr. Cwmni sydd wedi ei gofrestru yng Nghymru yw Dŵr Cymru Cyf (yn masnachu fel Dŵr Cymru), ei rif cofrestredig yw 02366777, ,, ac mae ei swyddfa gofrestredig yn Linea, Heol Fortran, Llaneirwg, Caerdydd, CF3 0LT. *****