

Subject: FW: P/2021/0209 - Wynnstay Yard, The Green, Ruabon
Attachments: Drairage Plan.pdf; 79965_BioDisc-Domestic_KingspanKlargester_product brochure – UK-Feb2016 (2).pdf; infiltration testing.pdf

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Sent: 27 April 2021 09:57 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: P/2021/0209 - Wynnstay Yard, The Green, Ruabon

Hi Sharon,

Thanks for your email, please find attached information and evidence to support our proposed method of drainage.

Assessment of Private Sewerage

2.3 When drawing up sewerage proposals for any development, the first presumption must always be to provide a system of foul drainage discharging into a public sewer. This should be done in consultation with the Sewerage Undertaker of the area.

2.4 If, by taking into account the cost and/or practicability, it can be shown to the satisfaction of the planning authority a connection to a public sewer is not feasible, a package sewage treatment plant should be considered. The plant should offer full treatment with the final effluent discharge from it meeting the standard and conditions set by Natural Resources Wales. The proposal for a package plant should also set out clearly the responsibility and means of operation and maintenance to ensure the discharge permit or the relevant exemption conditions will be met throughout the life of the plant. This may be achieved by having the treatment plant including, if necessary, any associated sewers, adopted by the sewerage undertaker under section 104 of the Water Industry Act 1991. Adoption by the sewerage undertaker is not likely to be appropriate for small scale plants and single dwellings.

2.5 Only if it can be clearly demonstrated by the developer the sewerage and sewage disposal methods referred to in paragraphs 2.3 and 2.4 above are not feasible, taking into account cost and/or practicability, should a system incorporating septic tank(s) be considered. Applications for planning permission should be supported by a full assessment of the proposed use of septic tanks, to confirm the adverse effects by reference to the factors in paragraph 2.6 below will not arise. This assessment should focus on the likely effects on the environment, amenity and public health and, in particular, it should include a thorough examination of the impact of disposal of the final effluent by soakage into the ground. Note discharge of septic tank effluent into surface waters is not permitted.

Having explored the option of connection into the mains drains this is unfortunately not practical due to the cost implications and the location of Offa's Dyke. Due to the nearest mains drains being located to the frontage of Pentip as noted on our drainage plan attached any proposed connection would have to disturb Offa's Dyke which has a huge historical importance to the area.

We will be using a Klargestar package treatment plant which produces only 2mg/l of phosphorus in the effluent, which being a small scale development is a negligible increase of levels to the SAC, the proposed dwelling will comprise of 3 bedrooms we could assume a maximum of 5 occupants, which would mean a daily output of 0.75 cubic metres per day (5 occupants x 0.15 cubic metres per person). The maintenance of the treatment plant will be the homeowners responsibility having regards to the small scale development proposed.

I trust with the above information and the attached you are able to progress with the application.

Kind regards

Dafydd Edwards ACIOB

Senior Architectural Technician

for Blueprint Architectural Services

Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 23 April 2021 10:57

To: Dafydd Edwards (dafydd@blueprintarchitectural.com) <dafydd@blueprintarchitectural.com>

Subject: P/2021/0209 - Wynnstay Yard, The Green, Ruabon

Hi Dafydd,

Circular 008/2018 (Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants) states 'when drawing up sewerage proposals for any development, the first presumption must always be to provide a system of foul drainage discharging into a public sewer, where available'. Additional guidance on the use of private sewage treatment in an area with a public sewer is available from the Natural Resources Wales (NRW) website.

If, by taking into account the cost and/or practicability, it can be shown to the satisfaction of the planning authority and NRW that connection to a public sewer is not feasible, a package sewage treatment plant can be considered.

Please provide confirmation from NRW that it is satisfied that a public sewer connection is not feasible, and also a copy of the evidence to justify why a connection to mains sewer is not feasible in line with the requirements published on NRW's website. Please also provide:

- Evidence that Circular 008/2018 (Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants) has been followed;
- Clear scale plan showing location of proposed private sewage treatment system and discharge location;
- Confirmation of the volume of wastewater to be discharged, and evidence that demonstrates if and how the level of treatment ensures no likely significant effect on the SAC;
- Where discharges to ground are proposed, provide the results of infiltration testing with calculations to demonstrate that the drainage field size and design is appropriate for the volume of discharge proposed and follows the relevant British Standard.

It would also be useful to receive, where available, copies of any NRW environmental permit or registered exemption to discharge to ground or to a watercourse.

Kind regards
Sharon

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 22 April 2021 14:35
To: Sharon Holman
Subject: RE: P/2021/0209 - Wynnstay Yard, The Green, Ruabon

Hi Sharon,

The existing properties are taken to cess pits.

Would you therefore require something to confirm our proposal is to connect the new build to a bio-disc treatment plans to ensure phosphate levels are kept to the minimum.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
for Blueprint Architectural Services

Tel: 01978 356500
Email: Dafydd@blueprintarchitectural.com

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 22 April 2021 09:00
To: 'Dafydd Edwards' <dafydd@blueprintarchitectural.com>
Subject: RE: P/2021/0209 - Wynnstay Yard, The Green, Ruabon

Hi Dafydd,

If its mains, I need:

- A clear scale plan showing the location of nearest mains sewer together with the proposed connection point,
- Evidence that an application has been made to the sewerage undertaker for connection to a mains sewer, with a copy of their formal response confirming either:
 - (a) that there is treatment capacity at Five Fords to treat the additional wastewater and any additional phosphate from the proposed development (in combination with other planned development) within the existing discharge permit limits, or
 - (b) that the necessary treatment capacity to remain within existing discharge permit limits will be implemented within the current Asset Management Plan (AMP) period, and
- * Confirmation that any development complies with the Flood and Water Management Act 2010 (Schedule 3), effective in Wales from 7 January 2019, requiring new developments to include Sustainable Drainage Systems (SuDS) features that comply with national standards.

This is the only outstanding matter, unless I hear anything different from the highway authority in the meantime.

Kind regards

Sharon

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 22 April 2021 08:45
To: Sharon Holman
Subject: RE: P/2021/0209 - Wynnstay Yard, The Green, Ruabon

Hi Sharon,

I will contact the client today to ask the question, I'm fairly sure it is mains drains but want to confirm prior to formally responding.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
for Blueprint Architectural Services

Tel: 01978 356500
Email: Dafydd@blueprintarchitectural.com

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 21 April 2021 14:25
To: Dafydd Edwards (dafydd@blueprintarchitectural.com) <dafydd@blueprintarchitectural.com>
Subject: FW: P/2021/0209 - Wynnstay Yard, The Green, Ruabon

Hi Dafydd,

Please confirm what the proposed foul drainage arrangements are for the development.

Thank you
Sharon

Sharon Holman
Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
Cynllunio a Rheoleiddio / Planning and Regulatory



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