
PPA0004849**Henry Jones-Hughes** <Henry.Jones-Hughes@dwrcymru.com>

9 December 2020 at 12:57

To: Andy Jones <ajones@coopers.co.uk>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>, Bryn Roberts <Bryn.Roberts@dwrcymru.com>, Doug Bailey <dougbailey6@gmail.com>

Thanks Andy

This approach seems fine as long as the surface water from the existing off site properties isn't also going into his 100mm sewer

Regards

Henry

**Henry Jones-Hughes**

Senior Adoptions Engineer | Developer Services

Dŵr Cymru Welsh Water

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T: 07775003618



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From: Andy Jones <ajones@coopers.co.uk>**Sent:** 09 December 2020 09:53**To:** Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>**Cc:** Alaw Jones <Alaw.Jones@dwrcymru.com>; Bryn Roberts <Bryn.Roberts@dwrcymru.com>; Doug Bailey <dougbailey6@gmail.com>**Subject:** RE: PPA0004849

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

Sorry Henry, I thought they were already shown. Please see attached. This has been proved via CCTV / drainage survey.

Regards

Andy Jones

Senior Infrastructure Engineer

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Park House, Sandpiper Court, Chester Business Park, Chester, CH4 9QU

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From: Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Sent: 09 December 2020 09:13

To: Andy Jones <ajones@coopers.co.uk>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Bryn Roberts <Bryn.Roberts@dwrcymru.com>; Doug Bailey <dougbailey6@gmail.com>

Subject: RE: PPA0004849

Hi Andy

Can you show pipe diameters on a plan please?

Thanks

Henry



Henry Jones-Hughes

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From: Andy Jones <ajones@coopers.co.uk>

Sent: 09 December 2020 08:17

To: Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Bryn Roberts <Bryn.Roberts@dwrcymru.com>; Doug Bailey <dougbailey6@gmail.com>

Subject: RE: PPA0004849

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

Hi Henry

It is currently 10 properties on site, but there is an engineering option to take 8 plots to the rear of the site and 2 into the 225 Combined at the front of the site. This was Welsh Waters original POC but unfortunately most of the site would require pumping to achieve a connection, We can however connect 2/3 properties via gravity.

Regards

Andy Jones

Senior Infrastructure Engineer

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From: Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Sent: 08 December 2020 19:51

To: Andy Jones <ajones@coopers.co.uk>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Bryn Roberts <Bryn.Roberts@dwrcymru.com>

Subject: RE: PPA0004849

Hi Andy

I count 10 properties on site with a further 2 existing properties connecting onto the existing sewer. Can you confirm the diameters of the sewers on plan?

Regards

Henry



Henry Jones-Hughes

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From: Andy Jones <ajones@coopers.co.uk>
Sent: 08 December 2020 17:08
To: Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>
Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>
Subject: FW: PPA0004849

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

7500 Johnstown

Hi Henry

I understand you spoke to Doug Bailey regards the below, however, we have not received a email response. Can you please confirm:

Welsh Water would accept a 8 plot development directly into the 100 Dia lateral from the site?

We have demonstrated the d/s 100Dia pipe is currently taking SW and FW flows from the existing site, but only serves 2 properties (47 + 49 [Heol Offa](#)) d/s before increasing to 150Dia. Therefore, if SW flows are removed then the pipe will only serve 8 plots in the proposed development and 2 plots off site. This meets the requirements for SfA7 B4.1a).

Can you please confirm if this is acceptable for 8 plots?

Regards

Andy Jones

Senior Infrastructure Engineer

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From: Andy Jones
Sent: 13 October 2020 14:35
To: 'Jones Alaw' <Alaw.Jones@dwrcymru.com>
Cc: Doug Bailey <dougbailey6@gmail.com>
Subject: RE: PPA0004849

7500 Johnstown

Hi Alaw

We are still looking at this site. Can you confirm if Welsh Water would accept a 8 plot development directly into the 100 Dia lateral from the site?

The 100 Dia pipe increases to 150 Dia at manhole SJ30451906 (in rear of No. 53), The 100 Dia pipe currently takes flows from the existing site and from No. 47 and [No. 49 Heol Offa](#), therefore post development the 100 Dia sewer would be taking foul flows from 10 plots (SfA7 B4.1)

Regards

Andy Jones

Senior Infrastructure Engineer

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From: Jones Alaw <Alaw.Jones@dwrcymru.com>
Sent: 06 August 2020 14:19
To: Andy Jones <ajones@coopers.co.uk>
Cc: Doug Bailey <dougbailey6@gmail.com>
Subject: RE: PPA0004849

Hi Andy,

Thank you for your e-mail.

Foul flows from the proposed development can be accommodated within the foul sewer to the rear of the site at or downstream of manhole reference SJ30451906 as shown on the attached plan. This would require yourselves to liaise with the school and the owner of number 53 for access.

In relation to surface water, we agree in principle to accept surface water runoff from the proposed development discharging into the surface water sewer at manhole reference SJ30451909 at a rate not exceeding 4.1l/s. In relation to the proposed drainage strategy, the SUDs features would need to incorporate a geo-textile wrap and stone surround which would prevent transfer of fines into the drainage medium. We would recommend catchpits on the private system to help with silt control.

I hope the above is of assistance. Should you have any queries, please do not hesitate to contact me.

Kind regards,

Alaw



Alaw Jones

Development Control Officer | Developer Services

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From: Andy Jones <ajones@coopers.co.uk>
Sent: 23 July 2020 09:53
To: Jones Alaw <Alaw.Jones@dwrcymru.com>
Cc: Doug Bailey <dougbailey6@gmail.com>
Subject: FW: PPA0004849

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

Ruabon Road, Johnstown

PPA0004849

Hi Alaw

I understand you spoke to Doug last week regarding the proposed SW discharge into the existing SW sewer in Heol Offa / Heol Maelor junction. The proposed flow rates are consistent with the calculated greenfield run-off rates (1yr = 1.7l/s, 30yr = 3.5l/s, 100yr = 4.3 l/s). The flow control is a 50mm orifice which will provide a variable flow rate not exceeding these rates. The proposed flow rates in the preliminary design are actually slightly less at 1.7 l/s, 2.8 l/s and 4.1 l/s. The 4.1 l/s being for the 100yr+40%CC storm event. We consider any further reduction in flow rates to be a potential flood risk as the device could be prone to blockage and therefore request we design to greenfield run-off rates as noted on the attached drawing as this is still providing a significant betterment on existing flows entering the sewer networks.

Can you please confirm Welsh Water will accept a design limiting flows to greenfield run-off rates as noted above / on the attached drawing?

Can you also advise on any progress re: the foul POC?

Regards

Andy Jones

Senior Infrastructure Engineer

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From: Andy Jones
Sent: 08 July 2020 09:20
To: 'Jones Alaw' <Alaw.Jones@dwrcymru.com>
Cc: 'Doug Bailey' <dougbailey6@gmail.com>; 'Jason Russell' <Jason.Russell@wrexham.gov.uk>; 'developer.services@dwrcymru.com' <developer.services@dwrcymru.com>
Subject: PPA0004849

Ruabon Road, Johnstown

Hi Alaw

Further investigation on surface water drainage from the above site for your consideration:

Infiltration

The recent site investigation has determined the underlying strata is made ground over glacial till.

Soakaway test was undertaken and was unsuccessful.

Please see attached folder with evidence

Watercourse

The nearest watercourse to the site is the Stryt Las pond feature to the west of the site (west of Ruabon Road) This is at a higher elevation to the proposed development site and does not allow for a gravity outfall. Wrexham Borough County Council have also confirmed there are no watercourses within the vicinity of the site.

Please see attached folder with evidence.

Existing Surface Water Drainage

Surface water from front of factory RWP, gulley in forecourt and SW from ACO at entrance combine and run around the side of the building to join the foul system at the rear before leaving site. This is currently discharging into the foul network to the rear of Heol Offa. This demonstrated that the foul 100mm connection into the existing adopted foul sewer is actually a combined discharge. The soakaway on site was presumably constructed many years ago as an overflow feature (100 Dia pipe would not have capacity for the flows from this catchment) as the pipework is currently damaged from root growth from the main drainage run. However this is not functioning due to the cohesive material and currently holds standing water.

Perhaps the historic problems experienced along the back gardens of the Heol Offa properties were before root growth when the surface water from the main roof and the single main gulley would have filled that 100mm sewer! Once it was blocked with roots then the landowners subsequently installed the soakaway that didn't really work other than through the top backfill, and the gulley backed up, slowly filtering through the roots into this combined system.

Please see attached existing plan and CCTV notes.

Proposed Surface Water Drainage

The above demonstrates connectivity from the existing site surface water flows into the public sewer network, although this is only a 100 Dia pipe and is actually discharging into a sewer currently recorded as a foul sewer on the Welsh Water records. This has always been a combined sewer.

We have demonstrated the ground conditions do not allow for infiltration and no local watercourses allow for a viable point of connection. Therefore we request a discharge into the surface water sewer network. Flows will be restricted to the existing greenfield run-off rates (1yr = 1.7 l/s, 30yr = 3.5 l/s, 100yr = 4.2 l/s) which will provide betterment on the existing situation and will removed surface water flows from the foul network. Our preferred point of connection is into the surface water manhole at the junction of Heol Offa and Heol Maelor

Please see attached Drainage Strategy.

Finally, I wonder if there has been any feedback regarding the foul network surveys of the existing yet please? My client is under pressure to progress the drainage here so I would be grateful if you could advise at earliest.

We trust this supplementary information now provides sufficient information for Welsh Water to consider a restricted surface water connection into existing surface water network. Please let me know if you require any further information or please call me should you want to discuss further.

Regards

Andy Jones

Senior Infrastructure Engineer

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