

Cerys Jones

From: Mared Rees-Jones
Sent: 03 August 2020 07:56
To: planning_admin
Subject: FW: P/2018/0613 - Land adjacent to Graig Wen Farm, Bwlchgwyn

Please add response to P/2020/0239

From: Jason Russell
Sent: 27 July 2020 10:17
To: Mared Rees-Jones
Subject: RE: P/2018/0613 - Land adjacent to Graig Wen Farm, Bwlchgwyn

Hi Mared,

Please see below in **green** my responses to the applicants responses:

- Cover and Invert levels on manholes, inspection chambers, soakaway chambers and water treatment works
Please provide these details
- Soakaway test results to prove they are viable / Soakaway design calculations / Soakaway details **With reference to the soakaway details, this is a caravan site where units are subject to being moved around the site. The site has had a considerable amount of licensed hardcore fill, in excess of 600mm, under the supervision of NRW which will have better permeability than the original natural ground. It will therefore be of little benefit to carry out permeability tests. How was the soakaway the treatment works discharges to designed? What infiltration rate does the licensed hardcore fill have? Is the underlying strata beneath the licensed fill porous? because if it is not, what route will surface water take once the licensed fill has become saturated? Please provide details and calculations**
- Package Treatment Works installation details, cover slab etc. **Please provide details of how the Package Treatment works will be installed, cover slab, bedding etc.**
- Clarification on Package Treatment Works outlet location, (assume it is going to soakaway) **To Soakaway**
- Clarification that locations of Soakaways and Package Treatment Works meet Building Regulations Part H requirements for distance from buildings
Building Regulations state that:
 - **Soakaways should be minimum of 5m away from buildings**
 - **Package Treatment works should be situated a minimum of 10m away from buildings**
- Clarification on how the access road is to be drained **The drainage will discharge directly to the gravelled ground. See comments above**
- Clarification on how the building roofs are to be drained **The drainage will discharge directly to the gravelled ground. See comments above**

Kind regards

Jason Russell

From: Mared Rees-Jones
Sent: 20 July 2020 11:45
To: Jason Russell
Subject: FW: P/2018/0613 - Land adjacent to Graig Wen Farm, Bwlchgwyn
Importance: High

Hi Jason

Please see attached and below further details regarding means of drainage relating to this site.

I don't know whether the details provided have covered your request, can you let me know please, no rush.

Thanks

Mared

From: Trevor Mennell [mailto:trevormennell@freenetname.co.uk]
Sent: 16 July 2020 14:37
To: Mared Rees-Jones
Subject: RE: P/2018/0613 - Land adjacent to Graig Wen Farm, Bwlchgwyn
Importance: High

Security Notice: The attachments in this email were secured by a Wrexham Council Security Gateway.
The original attachments were not modified.

Hi Mared

Further to your email 24th June, 2020, relative to the further details requested by the drainage officer please find attached:-

1. The revised drainage layout with further details and levels as requested.
2. With reference to manhole and treatment plant details these were previously submitted but I have attached additional copies to avoid any confusion.
3. With reference to the soakaway details, this is a caravan site where units are subject to being moved around the site. The drainage will discharge directly to the gravelled ground. The site has had a considerable amount of licensed hardcore fill, in excess of 600mm, under the supervision of NRW which will have better permeability than the original natural ground. It will therefore be of little benefit to carry out permeability tests.

The Package Treatment Plant will be a Bio-Disc discharging clean water into a hardcore fill area at the previously low end of the site with fill in excess of 1.5m

All drainage will be subject to a Building Regulations Application through the Councils Building Regulations Department.

I trust this will be sufficient information to satisfy the relevant planning condition.

Kind Regards

Trevor Mennell
Trevor Mennell Planning

Email: trevormennell@freenetname.co.uk
Tel: 01743 874662

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 24 June 2020 09:22
To: 'Trevor Mennell' <trevormennell@freenetname.co.uk>
Subject: P/2018/0613 - Land adjacent to Graig Wen Farm, Bwlchgwyn

Hi Trevor

Further to my previous email on this application, please see below further details requested by the Drainage Officer prior to discharging this condition.

- Cover and Invert levels on manholes, inspection chambers, soakaway chambers and water treatment works
- Soakaway test results to prove they are viable
- Soakaway design calculations
- Soakaway details
- Package Treatment Works installation details, cover slab etc.
- Clarification on Package Treatment Works outlet location, (assume it is going to soakaway)
- Clarification that locations of Soakaways and Package Treatment Works meet Building Regulations Part H requirements for distance from buildings
- Clarification on how the access road is to be drained
- Clarification on how the building roofs are to be drained

Any queries on the above, please let me know.

Thanks

Mared

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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