

Cerys Jones

From: Mared Rees-Jones
Sent: 07 December 2020 14:27
To: planning_admin
Subject: FW: TRAVELLER SITE BWLCH GWYN P/2018/613
Attachments: 71047 1002 Rev D - Drainage Plan.pdf; Cesspool Tank Details.pdf; Cesspool Tank Technical Specification.pdf

Importance: High

Please add drainage info and email to P/2020/0239

From: Trevor Mennell [mailto:trevormennell@freenetname.co.uk]
Sent: 03 December 2020 21:04
To: Jason Russell
Cc: Mared Rees-Jones
Subject: RE: TRAVELLER SITE BWLCH GWYN P/2018/613
Importance: High

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

Hi Jason

Thank you for your email. As you can appreciate this has not been the easiest of sites, and we can only make a practical approach.

The site has a considerable amount of hardcore gravel fill which will provide a natural flow, of the now limited and harvested amount of surface water passing from the site towards the rear boundary. A rainwater harvesting system has been incorporated into the surface water drainage scheme and the hydrostore tanks are located 5m from any building structure (Amenity Building).

An adequate sized cesspit tank of 45,200 litres will have contract emptying on a regular basis providing an adequate foul drainage solution.

I trust this will provide you with sufficient information so that Mared can now give approval of the conditional details.

Thank you for your assistance.

Kind Regards

Trevor Mennell
Trevor Mennell Planning

Email: trevormennell@freenetname.co.uk
Tel: 01743 874662
Mobile: 07968 874662

From: Jason Russell <Jason.Russell@wrexham.gov.uk>
Sent: 25 November 2020 17:14
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Cc: trevormennell@freenetname.co.uk
Subject: RE: TRAVELLER SITE BWLCH GWYN P/2018/613

Hi Mared/Trevor,

The proposed cesspit proposed to cater for foul flows generated by the development will be more suitable than the Package Treatment Works. As previously discussed, all available evidence suggested that infiltration would not be viable in this location, this is why previously discharging the Package Treatment Works to the ground would not have been possible. The 45,200 litres cesspit should cater for the proposed 6 individuals. Please provide details of the proposed cesspit. This should be installed, operated and maintained in accordance with the Building Regulations and the manufacturers guidance.

Now it has been confirmed that the underlying strata is not generally free draining, it can be assumed that the storm water will runoff the surface and follow the natural topography towards the minor watercourses to the north and west of the site. The absence of a positive drainage system will increase erosion and the maintenance requirements of the sites surface material. I would point out that the majority of the site is already currently at a low risk of surface water flooding on NRW's updated flood map for surface water which will exacerbate the maintenance requirements.

The "Tanks Direct Rainwater Harvesting System" document previously attached states that;
"It is recommended to position the tank at a minimum distance from the face of the building using the 45 degree rule to avoid affecting either the structural integrity of the building or the tank. In the event of uncertainty or if the ground conditions are unsuitable, it is recommended that the unit is a minimum distance of 5m from the face of the building."

The Tanks do not appear to be 5m from the buildings and additionally,

"Even if no water table exists, if the complete surrounding soil structure is non porous, e.g, clay, a danger exists of water pooling around the tank within the backfill. In this circumstance either a land drain should be installed to continually drain the installation or an alternate location selected."

Obviously, as the soil structure is non porous there needs to be an outlet for the rainwater harvesting system and I suggest these details be confirmed prior to the discharge of the condition.

Many thanks
Jason Russell
Peiriannydd / Engineer

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 19 November 2020 11:30
To: Jason Russell <Jason.Russell@wrexham.gov.uk>
Subject: FW: TRAVELLER SITE BWLCH GWYN P/2018/613
Importance: High

Hi Jason

Sen these to you yesterday (or thought I did!) Please see email below.

Thanks

Mared

From: Cerys Jones
Sent: 19 November 2020 11:29
To: Mared Rees-Jones

Subject: FW: TRAVELLER SITE BWLCH GWYN P/2018/613
Importance: High

Mared

Just wanted to check have you emailed the details to Jason?

Thank you Cerys

Cerys Jones

Cynorthwydd Cymorth Busnes / Business Support Assistant
Cynllunio a Rheoleiddio / Planning and Regulatory



01978 298741
Neuadd y Dref, Wrecsam, LL11 1AY
Guildhall, Wrexham, LL11 1AY
wrecsam.gov.uk wrexham.gov.uk
twitter.com/cbswrecsam twitter.com/wrexhamcbc
facebook.com/cyngorwrecsam facebook.com/wrexhamcouncil

I wneud taliad ar gyfer Gwasanaeth Cynllunio os gwelwch yn dda cliciwch ar y ddolen isod: -
www.wrecsam.gov.uk/ffioeddcynllunio

To make a payment for a Planning Service please click on the link below:-
www.wrexham.gov.uk/planningfees

From: Mared Rees-Jones
Sent: 18 November 2020 16:50
To: planning_admin
Subject: FW: TRAVELLER SITE BWLCH GWYN P/2018/613
Importance: High

Please add agent correspondence and attached additional information to P/2020/0239

Jason – could you please provide me with comments on the additional information which has been submitted relating to this discharge of conditions application please (P/2020/0239 – Standard 14 day re-consultation

Thanks

Mared

From: Trevor Mennell [<mailto:trevormennell@freenetname.co.uk>]
Sent: 17 November 2020 15:02
To: Mared Rees-Jones

Subject: RE: TRAVELLER SITE BWLCH GWYN P/2018/613

Importance: High

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

Dear Mared

Further to our previous conversation with reference to the drainage of the above site I can confirm that holes were dug as requested in order to carry out percolation tests. However, at a depth of some 600mm of mixed brick and hardcore fill the strata was generally clay with little percolation possibilities. No ground water was evident.

The drainage solution is therefore to drain rainwater from the site via a SUDS (Sustainable Drainage System).

Having considered the natural drainage regime the adjoining site to the West, in the applicants ownership is wetland which falls away to a series of ditches and stream to its furthestmost boundary (see attached plan). Having discussed the situation with the ecologist it has been agreed by mimicking the natural drainage from the small development site a SUDS Scheme in this way will also enhance the amenity and biodiversity value of the natural environment.

The adjoining site is some 900mm in level below the development site and it is therefore fair to assess any drainage from the caravans will infiltrate into the permeable surface of gravel and the hardcore fill and find its way to the wetland of the adjoining lower site.

Drainage from the dayrooms will be via an individual piped system to an attenuation waters storage tank, where water will be pumped to a header tank within the roof of the dayroom where it is distributed to and utilised for the toilet, washing machine, outside tap etc.,

The roof area to each dayroom is a nominal 46 sq.m where manufacturers (Tanks Direct) have been approached and will design and supply the tanks accordingly. It is also 12 months since the site was hardcore filled and there has been no water ponding on the site since that time.

Following the overcrowding and conditions at the Council's Ruthin Road Traveller Site and the current Covid19 restrictions the Evans family are proposing to move onto the development site. However, they realise that the need to install the foul and surface water drainage prior to this. I therefore request that the revised drainage be formally agreed to accommodate the move. I have spoken to our ecologist, Ed Lomas today who informs me he will hopefully be resolving any ecology issues in the next few days with reference to the adjoining site.

I trust this will now conclude any outstanding matters with reference to the Approval of Details Reserved by Condition application.

Could you please confirm the current situation in order that I can inform my client.

Speak to you soon.

Kind Regards

Trevor Mennell
Trevor Mennell Planning

Email: trevormennell@freenetname.co.uk
Tel: 01743 874662
Mobile: 07968 874662

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 yngl?n ? 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.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm