Cerys Jones

From: Matthew Phillips
Sent: 18 January 2018 13:45
To: planning_admin
Subject: FW: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

Welsh Water response.

From: Jones-Hughes Henry [mailto:Henry.Jones-Hughes@dwrcymru.com]
Sent: 18 January 2018 13:05
To: Matthew Phillips
Subject: RE: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

Hi Matthew

The plans done prove where the surface water outfalls to. The foul and surface water appear to be separate systems. You would expect to see them combine before leaving the site but they seem to travel in slightly different directions. The Local Authority Sewer might refer to a land drain.

Regards
Henry

Henry Jones-Hughes
Project Engineer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652| www.dwrcymru.com

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From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 18 January 2018 12:58
To: Jones-Hughes Henry <Henry.Jones-Hughes@dwrcymru.com>
Subject: FW: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

******** External Mail ********
Henry,

Further to our previous emails on this matter, please see attached and below.

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Gareth Edwards [mailto:gareth@dpadesign.co.uk]
Sent: 18 January 2018 12:50
To: Matthew Phillips
Cc: Jon Rogers
Subject: RE: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

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DPA Ref: 17056/6.0
P/2017/1046

Matthew,

Please find attached a copy of the original building plan, drawing 93859-12H, showing all SW drainage within the site connection into existing Local Authority sewer. Furthermore please find attached the current topographical land survey showing and confirming that the SW drainage still connects into existing Local Authority sewers

I hope this provides sufficient information, and as the increase in SW run-off is such a small amount (reference to Jon Roger's mail below) and with consideration to the response from WCBC flood officer, Welsh Water are satisfied, and negates the need for the proposed condition that *…….No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network……..*

I look forward to hearing from you in due course.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIOB
Director

For and on Behalf of

Design & Planning Associates Limited
Salop House
13 Salop Road
Oswestry
Shropshire
SY11 2NR

Tel: 01691 659595
Mobile: 07912 355 615
email gareth@dpadesign.co.uk
www.dpadesign.co.uk

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From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 18 January 2018 09:37
To: Gareth Edwards
Subject: FW: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

Gareth,

Please see below.

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Jones-Hughes Henry [mailto:Henry.Jones-Hughes@dwrcymru.com]
Sent: 18 January 2018 09:29
To: Matthew Phillips
Subject: RE: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

Hi Matthew

This isn't a great outcome given that the combined sewer has some capacity issues already and there is a land drain immediately adjacent to the site. Is the developer sure that the existing surface water run-off going to the combined sewer?

Regards
Henry

Henry Jones-Hughes
Project Engineer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652| www.dwrcymru.com

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From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 17 January 2018 17:01
To: Jones-Hughes Henry <Henry.Jones-Hughes@dwrcymru.com>
Subject: FW: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

******** External Mail ********
Henry,

Further to your response dated 28/12/2017 in connection with the above (your reference PLA0031858) please see below and attached from the applicant's agent. This was primarily in response to comments made by our Senior Flood Officer however they have asked me to forward this correspondence to you with a request you review the necessity for the conditions recommended on your response, in particular the condition that seeks to prevent surface water and land drainage from entering the public surface water drains? Can you confirm whether you would be happy to forego the requirements of the conditions based on the details submitted?

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Jonathan Rogers [mailto:jon@dpadesign.co.uk]
Sent: 09 January 2018 15:45
To: Matthew Phillips
Cc: 'Gareth Edwards'
Subject: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

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Hi Mathew.

DPA Ref:17056/6.0

Further to our earlier telephone conversation and with regards to comments on the drainage for the site, we felt we should just clarify that as part of the proposed works we are increasing the hardstanding area by 2% (192sqm). Please the attached plan with the area of new concrete highlighted.
The new extensions and canopies themselves have all been designed to fall within the curtilage of the existing impermeable concrete yard with it's own positive drainage system and as such there has been no increase in the surface water run off other than the additional 2% mentioned above.

We had envisaged that the minimal increase of surface water generated by this small area would not be significant by any means and would be accepted in the existing drainage network.

We trust that this information is sufficient to determine the application but please let me know should you need any further.

Kind regards

Jonathan Rogers
Architectural Technologist

For and on Behalf of

dpa

Design & Planning Associates Limited
Salop House
13 Salop Road
Oswestry
Shropshire
SY11 2NR

Tel: 01691 659595
email jon@dpadesign.co.uk
www.dpadesign.co.uk

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