

Cerys Jones

From: Matthew Phillips
Sent: 15 January 2019 12:28
To: planning_admin
Subject: FW: P/2018/0898 - Jacques Way
Attachments: Site proximity policy.pdf

Please add email as Public Protection response

From: Toby Zorn
Sent: 15 January 2019 11:59
To: Matthew Phillips
Subject: RE: P/2018/0898 - Jacques Way

Hi Matthew

Odour and noise from sewage pumping stations do sometimes generate nuisance complaints and as such I would agree that a 15 metre exclusion zone seems sensible. However if this would result in problems for the developer they could seek to agree a scheme, with Dwr Cymru Welsh Water, to mitigate potential noise and odour from the SPS. I would be happy to examine any proposals that the developer may put forward.

Rob did find a guidance leaflet, as attached, from another water undertaker (Wessex Water) that also mentions the 15 metre exclusion zone, so it would seem that it is a well-known potential issue.

If you want to discuss this issue any further, please don't hesitate to contact me.

Best regards, Toby

From: Matthew Phillips
Sent: 15 January 2019 10:16
To: Toby Zorn
Subject: RE: P/2018/0898 - Jacques Way

Toby,

Sorry to chase you on this one. But do you have any concerns about the proximity of dwellings to the SPS in respect of odour?

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: Robert Johnston
Sent: 08 January 2019 15:15
To: Matthew Phillips

Cc: Ian1 Jones; Toby Zorn
Subject: FW: P/2018/0898 - Jacques Way

I have copied in Toby Zorn to get back to you about this Matt.

Rob

From: Matthew Phillips
Sent: 08 January 2019 13:48
To: Ian1 Jones; Robert Johnston
Subject: FW: P/2018/0898 - Jacques Way

Ian/Rob,

Who would be best to advise from PP?

Matthew

From: Jones Alaw [<mailto:Alaw.Jones@dwrcymru.com>]
Sent: 08 January 2019 09:54
To: Matthew Phillips
Subject: RE: P/2018/0898 - Jacques Way

Dear Matthew,

Thank you for your e-mail.

The reason we advise developers to locate dwellings at least 15m from SPS's is because of the potential risk of odour.

We would suggest that the Authority's Environmental Health Department is consulted for their views on whether there is the potential for odour nuisance on the proposed dwellings that are in close proximity to our Sewage Pumping Station.

Should you have any queries, please do not hesitate to contact me.

Kind regards,
Alaw



Alaw Jones
Development Control Officer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water
Kinmel Park | Bodelwyddan | LL18 5TQ | T: 0800 917 2652 | www.dwrcymru.com

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information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 28 December 2018 09:51

To: Jones Alaw <Alaw.Jones@dwrcymru.com>

Subject: P/2018/0898 - Jacques Way

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

Alaw,

In your response to the above in November (your reference PLA0038302) you advised that no dwelling should be located within 15m of the SPS. Can you just provide me with a bit more information about the reason for that. Is it a noise or an odour issue and if so is there any mitigation that the developers could incorporate so that dwellings could be located closer?

My main reason for asking is that I think the applicants will struggle to get the number of units they have sought permission for anyway in a manner we'd be happy to support from a design perspective. Applying a 15m buffer zone would potentially reduce the number further.

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

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

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