

AnnS Jones

From: Philip Forster
Sent: 28 June 2019 14:50
To: planning_admin
Subject: FW: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Flood officer response

From: Neil Taunt <Neil.Taunt@wrexham.gov.uk>
Sent: 28 June 2019 14:43
To: Philip Forster <Philip.Forster@wrexham.gov.uk>
Subject: RE: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Hi Phil,

I have reviewed the submitted plan and confirmation from DCWW that they are happy to accept the surface water flow into the locally combined sewer. As such I am happy for the surface water element of the condition to be discharged.

Many thanks

Neil

From: Lorraine Robertson [<mailto:Lorraine.Robertson@bartonwillmore.co.uk>]
Sent: 14 May 2019 12:14
To: Philip Forster
Cc: Neil Taunt
Subject: FW: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Hi Phil / Neil

Please see the attached and below response form Alaw at WW.

Can you confirm this is acceptable and sufficient to discharge this condition?

Many Thanks

Lorraine

Lorraine Robertson

Senior Planner

DDI: 0161 817 4906

W: www.bartonwillmore.co.uk

Tower 12, Bridge Street, Spinningfields, Manchester, M3 3BZ



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

Sent: 10 May 2019 16:04

To: Mike Quigley <mike.quigley@trueconsultant.co.uk>

Cc: 'Jeremy Ward' <JeremyWard@macconsultingltd.com>; 'Steve Morrell' <steve.morrell@trueconsultant.co.uk>; Lorraine Robertson <Lorraine.Robertson@bartonwillmore.co.uk>; 'Ben Miller' <Ben.Miller@williamsbuild.com>; 'James Large' <james.large@williamsbuild.com>; chris.edge@coop.co.uk; Evans Rhys <Rhys.Evans3@dwrcymru.com>

Subject: RE: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Good afternoon Mike,

Thank you for your e-mail.

We have no objection in principle to foul flows from the proposed Co-Op discharging into the 100mm combined sewer at manhole reference SJ28510471 and surface water runoff discharging into the 225mm combined sewer at manhole reference SJ28510401 at a rate not exceeding 5l/s.

Please note that you will need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. Also as the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

I hope the above is of assistance. Should you have any queries, please do not hesitate to contact us at developer.services@dwrcymru.com

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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From: Mike Quigley [<mailto:mike.quigley@trueconsultant.co.uk>]

Sent: 09 May 2019 16:38

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

Cc: 'Jeremy Ward' <JeremyWard@macconsultingltd.com>; 'Steve Morrell' <steve.morrell@trueconsultant.co.uk>; 'Lorraine Robertson' <Lorraine.Robertson@bartonwillmore.co.uk>; 'Ben Miller' <Ben.Miller@williamsbuild.com>; 'James Large' <james.large@williamsbuild.com>; chris.edge@coop.co.uk; Evans Rhys <Rhys.Evans3@dwrcymru.com>

Subject: RE: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Importance: High

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

Alaw

Good afternoon.

The drainage proposals for the development have now been amended, and as agreed the storm water drainage discharge will now be an off-site gravity connection to the manhole reference SJ28510401 at a rate not exceeding 5l/s.

At this point of connection the discharge will be to the 225mm dia combined sewer.

We appreciate that you are due to go on maternity leave and therefore have attached a copy of the latest drainage proposals. We would be grateful if you could approve this drawing in principle so that we can be confident that whoever is covering your workload during your leave period knows that the proposals are acceptable and there will be no issues with planning and any drainage conditions.

The drawing will be issued formally to the Planner to go through the correct channels, but we are keen to get the approval in principle from Welsh Water we are seeking through yourself before you go on leave as you are aware of the history.

We appreciate your assistance with this matter and wish you all the very best.

Thanks

Regards,
Mike

From: Jones Alaw [<mailto:Alaw.Jones@dwrcymru.com>]

Sent: 01 May 2019 15:25

To: Mike Quigley

Cc: 'Jeremy Ward'; 'Steve Morrell'; 'Lorraine Robertson'; 'Ben Miller'; James Large; chris.edge@coop.co.uk; Evans Rhys

Subject: RE: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Good afternoon Mike,

Thank you for your e-mail.

I can confirm we have no objection in principle for surface water runoff from the proposed development to be communicated with the 225mm combined public sewer at manhole reference SJ28510401 at a rate not exceeding 5l/s.

Please note that you will need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. Also as the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

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 | Wholesale Business Services | Services Dwr Cymru Welsh Water

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From: Mike Quigley [<mailto:mike.quigley@trueconsultant.co.uk>]

Sent: 01 May 2019 12:05

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

Cc: 'Jeremy Ward' <JeremyWard@macconsultingltd.com>; 'Steve Morrell' <steve.morrell@trueconsultant.co.uk>; 'Lorraine Robertson' <Lorraine.Robertson@bartonwillmore.co.uk>; 'Ben Miller' <Ben.Miller@williamsbuild.com>; James Large <james.large@williamsbuild.com>; chris.edge@coop.co.uk

Subject: RE: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Importance: High

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

Alaw

Thank you for taking time to discuss the issues with the storm water drainage discharge to the combined sewer network.

As agreed, we will now propose to make the storm water drainage discharge from the site into the manhole SJ28510401, which is the combined manhole at the head of the 225mm combined sewer located at the junction of High Street and Smelt Road, outside the property known as Highbury.
The manhole location is shown on the attached sewer records, although it is not numbered.

As discussed work is progressing on site and the contractor needs to know which way the drainage is to go. We will arrange with the client for revised drainage drawings to be provided to allow the WW objection to be removed and the Planning Condition discharged. In the meantime, could you please just confirm via a reply to this e-mail that the point of connection is acceptable.

I have copied this e-mail to the Planning Consultants so they are aware of how the matter is progressing and can keep the Planning Authority and Case Officer updated.

Many thanks

Regards,
Mike

From: Steve Morrell [<mailto:steve.morrell@trueconsultant.co.uk>]
Sent: 01 May 2019 10:59
To: 'Lorraine Robertson'; 'Ben Miller'; 'Mike Quigley'
Cc: 'Jeremy Ward'
Subject: RE: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Mike,

Can you pick this up and discuss with Alaw.

Cheers

Steve Morrell BEng. C.Eng MICE
Director



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From: Lorraine Robertson <Lorraine.Robertson@bartonwillmore.co.uk>

Sent: 01 May 2019 10:23

To: Ben Miller <Ben.Miller@williamsbuild.com>; Steve Morrell (<steve.morrell@trueconsultant.co.uk> <steve.morrell@trueconsultant.co.uk>)

Cc: Jeremy Ward <JeremyWard@macconsultingltd.com>

Subject: FW: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Hi Ben

Please see the below (highlighted) and attached from WW.

I would advise that Steve has a discussion with Alaw from WW in the first instance to help resolve this matter? Steve is this ok?

Many Thanks

Lorraine

Lorraine Robertson

Senior Planner

DDI: 0161 817 4906

W: www.bartonwillmore.co.uk

Tower 12, Bridge Street, Spinningfields, Manchester, M3 3BZ



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From: Philip Forster <Philip.Forster@wrexham.gov.uk>

Sent: 01 May 2019 09:18

To: Lorraine Robertson <Lorraine.Robertson@bartonwillmore.co.uk>

Cc: Neil Taunt <Neil.Taunt@wrexham.gov.uk>

Subject: FW: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Hi Lorraine,

I've received this back from Welsh Water just. Can you digest this and have a look at it with your consultants? Happy to discuss. I've copied our LLFA Officer Neil Taunt into the response so that he is aware of the current WW stance.

Many thanks and regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786



Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY



Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY



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From: Jones Alaw [<mailto:Alaw.Jones@dwrcymru.com>]

Sent: 01 May 2019 09:07

To: Philip Forster

Subject: RE: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

Good morning Philip,

Thank you for your e-mail enclosing additional information received from the agent.

Please find enclosed our revised response. Whilst we've previously agreed the principle for surface water from the proposed development to be discharged into the combined public sewer at 5l/s, at the time no detailed drainage plans had been drawn. **Our objection relates to the point of connection with the combined public sewerage system**

as they are proposing to communicate both foul and surface water flows with a 100mm diameter combined sewer. This sewer due to its small diameter would not have hydraulic capacity to convey both foul and surface water flows, and would be at risk of flooding. Therefore the developer needs to investigate an alternative point of connection with a larger diameter combined public sewer.

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

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 25 April 2019 09:57

To: services developer <developer.services@dwrcymru.com>

Cc: Lorraine Robertson <Lorraine.Robertson@bartonwillmore.co.uk>

Subject: Welsh Water Ref: PLA0041775 WCBC Ref: P/2019/0235 - CoOp Coedpoeth

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

FAO: Alaw Jones

Further to the email below from the planning agent , I would be grateful if you could take this as a reconsultation request on the basis of the additional info submitted.

I look forward to receiving any further comments on this matter.

Kind regards



Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786



Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY

From: Lorraine Robertson [<mailto:Lorraine.Robertson@bartonwillmore.co.uk>]

Sent: 24 April 2019 17:26

To: Developer.services@dwrcymru.com

Cc: Philip Forster

Subject: Welsh Water Ref: PLA0041775

Application Ref: P/2019/0235

Co-op Group, High Street, Coedpoeth (Wrexham County Borough Council)

In reference to the above application and the attached consultee response, we note that Welsh Water is unable to recommend the discharge of condition 6 of P/2018/0463 as the requisite information was not provided.

I attach the following information:

- Flood Consequence Assessment (May 2018)
- Drainage Plan

The attached Flood Consequence Assessment includes correspondence between the Applicant's drainage consultant and Welsh Water, which confirms the discussions taken place to date regarding the combined sewer.

I trust this is of assistance, and if you require anything further, please do not hesitate to contact me. We can of course facilitate direct discussions with the drainage consultant if that would be of assistance?

I have cc'd in the case officer, Philip Forester of Wrexham CBC.

Many Thanks

Lorraine

Lorraine Robertson

Senior Planner

DDI: 0161 817 4906

W: www.bartonwillmore.co.uk

Tower 12, Bridge Street, Spinningfields, Manchester, M3 3BZ



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