

Cerys Jones

From: Philip Forster
Sent: 22 January 2019 09:30
To: planning_admin
Subject: FW: PFS & Costa Site, Ruabon
Attachments: A2352 Soakaway Letter Report.pdf; Appendix A - Soakaway Pit Logs.pdf; Appendix B - Soakaway Testing Results.pdf; 8951-SK-001 Drainage Exceedance.pdf

[P/2018/0924 and 0976](#)

Please attach the emails and drainage PDFs to both files as drainage detail and then the body of the email below from Neil Taunt as flood officer response.

Phil

From: Neil Taunt
Sent: 18 January 2019 14:40
To: Philip Forster
Subject: FW: PFS & Costa Site, Ruabon

Hi Phil,

Additional testing information received for the PFS and Costa site at Ruabon.

I am now satisfied that our normal requirements appear to be satisfied and am happy for the surface water element of the condition to be discharged.

Many thanks

Neil

From: Phil S Sarbutts [<mailto:Phil.Sarbutts@swf.uk.com>]
Sent: 16 January 2019 13:47
To: Neil Taunt
Cc: Mark Church; Joanna Gabrilatsou (joanna.gabrilatsou@eu.jll.com)
Subject: PFS & Costa Site, Ruabon

Neil,

Following the discussions regarding the soakaway viability on the Ruabon site we have undertaken additional testing on the site in the locations of the tank rather than the presumed locations that were used 12 months ago to determine whether soakaways would be possible. The original test was a single test to review the viability of soakaways whereas these tests conform to the BRE recommendations in that each location was tested 3 times.

The results demonstrate the following results:

Costa site: Test SA 01

Worst case infiltration: 2.09×10^{-4} m/s
Average infiltration: 2.71×10^{-4} m/s
design value in submitted calculations: 2.00×10^{-5} m/s

PFS site: Test SA 02

Worst case infiltration: 7.18×10^{-5} m/s
Average infiltration: 1.51×10^{-4} m/s
design value in submitted calculations: 1.00×10^{-5} m/s

PFS site: Test SA 03

Worst case infiltration: 1.42×10^{-5} m/s
Average infiltration: 1.81×10^{-5} m/s
design value in submitted calculations: 1.00×10^{-5} m/s

This testing demonstrates that the Costa site has better ground than expected and therefore the submitted calculations are conservative given they are based on a poorer draining soil.

The PFS site was designed by others but their design infiltration rates are indicated above. Again, these demonstrate that the ground conditions that were modelled are worse than those encountered on site.

Given both sites have demonstrated that they are conservatively designed and they have already demonstrated exceedance routes (Costa Coffee attached) I trust you would now accept the designs and be in a position to discharge the planning conditions on both plots.

Regards,
Phil Sarbutts
Director

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