

Wrexham County Council
16 Lord Street
Wrexham
LL11 1LG

Date: 29/01/2019
Our Ref: PLA0039761
Your Ref: P/2018/1009

Dear Sir

Grid Ref: 333546 350643

Site: Coleg Cambria, Yale Campus, Grove Park Road, Wrexham

Development: Discharge of condition 3 (drainage) under planning permission P/2018/0638

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

SEWERAGE

Having reviewed the details submitted to discharge condition 3 from planning permission P/2018/0638, we note it is proposed for foul flows from the proposed development to be disposed of via the public sewerage system and surface water is to be discharge into a soakaway system and the public sewerage system.

In relation to foul water, we would seek clarification on the final outfall of 'Foul Outfall A' with the known public sewerage system.

In relation to surface water runoff, it is unclear from the submission whether the applicant has explored discharging surface water into highway drainage in line with priority level 4 of Welsh Government's Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems. Due to the sensitivity of allowing surface water to enter the combined public sewerage system, the developer will have to demonstrate that all other options for surface water drainage have been fully explored and exhausted.

In addition, no evidence has been received to demonstrate that surface water runoff from the existing site communicates with the combined public sewerage system. We would request to see a plan highlighting the existing surface water runoff contributing area (areas which currently drains into the public sewerage system) together with the pre-development surface water discharge rates for the entire site (in l/s) during both a typical storm event (1 in 2 year storm) and an extreme event (1 in 30 storm event).

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Alaw Jones
Development Control Officer
Developer Services