

AnnS Jones

From: Matthew Phillips
Sent: 26 January 2018 16:26
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: 26 January 2018 15:56
To: Matthew Phillips
Subject: RE: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

Hi Matthew
Id be happy with this approach

Regards
Henry



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

Developer Services have an on-line service at www.dwrcymru.com. Here you can find all the services available, complete application forms and also make payments. If you have a quotation you can pay for this on-line or alternatively by telephoning 0800 917 2652 using a credit/debit card.

*We will respond to your email as soon as possible but you should allow up to **10 working days** to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the 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.*

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](http://www.dwrcymru.com).

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 26 January 2018 15:42
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,

Would you be content with the solution I proposed below. I haven't heard anything back from the agent, but it would seem to be a pragmatic solution that a drainage scheme is installed that attempts to keep surface water run-off from the site at its existing levels.

Regards

Matthew Phillips

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

From: Matthew Phillips
Sent: 18 January 2018 13:51
To: 'Gareth Edwards'
Cc: 'Jones-Hughes Henry'
Subject: FW: P/2017/1046 former Caparo Wire, Ash Road South, Wrexham Industrial Estate - Drainage

Gareth,

Please see below. I don't really want to delay a decision on this significantly and I would be minded to impose the condition Welsh Water have requested in terms of surface/land drainage – unless you are able to persuade them that the condition is unnecessary or that the matter can be addressed in another way. The pragmatic approach would seem to me to be to perhaps separate the new and existing hard surfaced areas (or an equivalent hard surfaced area elsewhere within the site) by way of an aco-drain or similar that directs the additional run-off to a soakaway or to some other sustainable drainage system on the site. That would ensure no net increase in surface water is discharged from the site, irrespective of what the existing arrangements area.

Regards

Matthew Phillips

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

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

Developer Services have an on-line service at www.dwrcymru.com. Here you can find all the services available, complete application forms and also make payments. If you have a quotation you can pay for this on-line or alternatively by telephoning 0800 917 2652 using a credit/debit card.

*We will respond to your email as soon as possible but you should allow up to **10 working days** to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the 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.*

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

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

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

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

This e-mail is only intended for the person(s) to whom it is addressed and may contain confidential information. If you have received this e-mail in error, please notify us immediately by reply e-mail and then delete this message from your system. Please do not copy it or use it for any purposes, or disclose its contents to any other person. Thank you for your co-operation.

Please consider the environment before printing this email

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 OLT | T: 0800 917 2652 | www.dwrcymru.com

Developer Services have an on-line service at www.dwrcymru.com. Here you can find all the services available, complete application forms and also make payments. If you have a quotation you can pay for this on-line or alternatively by telephoning 0800 917 2652 using a credit/debit card.

*We will respond to your email as soon as possible but you should allow up to **10 working days** to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the 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.*

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

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

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

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



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

This e-mail is only intended for the person(s) to whom it is addressed and may contain confidential information. If you have received this e-mail in error, please notify us immediately by reply e-mail and then delete this message from your system. Please do not copy it or use it for any purposes, or disclose its contents to any other person. Thank you for your co-operation.

Please consider the environment before printing this email

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

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website www.dwrcymru.com/waterefficiency to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngror i' ch helpu i ddefnyddio dwr yn ddoeth yn www.dwrcymru.com/waterefficiency

***** This email and any files attached is intended for the recipient(s) only. It may contain proprietary material, confidential information and/or be subject to commercial privilege. It should not be copied, disclosed to or used by any other party. If you are not a named recipient please delete this e-mail and any attachments and promptly inform the sender, or please telephone us immediately by a reversed charged telephone call to +44 (0) 870 6065701 Company Name - DWR CYMRU CYFYNGEDIG. Registered Office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY Company No. 02366777 Enw'r cwmni - DWR CYMRU CYFYNGEDIG. Swyddfa gofrestredig: Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY Rhif y cwmni 02366777

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

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

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

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website www.dwrcymru.com/waterefficiency to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn www.dwrcymru.com/waterefficiency

***** This email and any files attached is intended for the recipient(s) only. It may contain proprietary material, confidential information and/or be subject to commercial privilege. It should not be copied, disclosed to or used by any other party. If you are not a named recipient please delete this e-mail and any attachments and promptly inform the sender, or please telephone us immediately by a reversed charged telephone call to +44 (0) 870 6065701 Company Name - DWR CYMRU CYFYNGEDIG. Registered Office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY Company No. 02366777 Enw'r cwmni - DWR CYMRU CYFYNGEDIG. Swyddfa gofrestredig: Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY Rhif y cwmni 02366777

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

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website www.dwrcymru.com/waterefficiency to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn www.dwrcymru.com/waterefficiency

***** This email and any files attached is intended for the recipient(s) only. It may contain proprietary material, confidential information and/or be subject to commercial privilege. It should not be copied, disclosed to or used by any other party. If you are not a named recipient please delete this e-mail and any attachments and promptly inform the sender, or please telephone us immediately by a reversed charged telephone call to +44 (0) 870 6065701 Company Name - DWR CYMRU CYFYNGEDIG. Registered Office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY Company No. 02366777 Enw'r cwmni - DWR CYMRU CYFYNGEDIG. Swyddfa gofrestredig: Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY Rhif y cwmni 02366777
