

Cerys Jones

From: Sharon Holman
Sent: 22 March 2017 13:03
To: planning_admin
Subject: FW: P/2017/2017 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

Civ – ww resp

From: Jones-Hughes Henry [mailto:Henry.Jones-Hughes@dwrcymru.com]
Sent: 22 March 2017 12:05
To: Sharon Holman
Subject: RE: P/2017/2017 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

Hi Sharon

Thanks for this. As the developer doesn't intend to connect to the public sewer I would not wish to make any comments on this application

Regards
Henry



Henry Jones-Hughes
Development Control Officer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

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From: Sharon Holman [mailto:Sharon.Holman@wrexham.gov.uk]
Sent: 22 March 2017 11:59
To: Jones-Hughes Henry <Henry.Jones-Hughes@dwrcymru.com>
Subject: RE: P/2017/2017 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

***** External Mail *****
Hi Henry,

Sorry you haven't received this. Must be a gremlin in the system. Please see attached plan.

Regards
Sharon

From: Jones-Hughes Henry [<mailto:Henry.Jones-Hughes@dwrcymru.com>]
Sent: 22 March 2017 11:47
To: Sharon Holman
Subject: RE: P/2017/2017 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

Hi Sharon

I didn't receive the consultation for this app unfortunately.

Do you have a copy of drainage drawing T/16/1885-CL(19)01 Rev P1

Thanks
Henry



Henry Jones-Hughes

Development Control Officer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water

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From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]
Sent: 22 March 2017 11:19
To: Jones-Hughes Henry <Henry.Jones-Hughes@dwrcymru.com>
Subject: P/2017/2017 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

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

Good morning Henry,

You may or may not remember this one?

We have received the re-submission of the scheme and consulted with WW on 24 February 2017. We have not yet received a response and, before I issue the approval this Friday, I just wanted to check with you that there are no concerns?

Many thanks
Sharon

From: Sharon Holman
Sent: 27 September 2016 14:22
To: 'Jones-Hughes Henry'
Subject: RE: P/2016/0127 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

Thank you for this Henry. I have sent the results to Neil, but he hasn't responded yet.

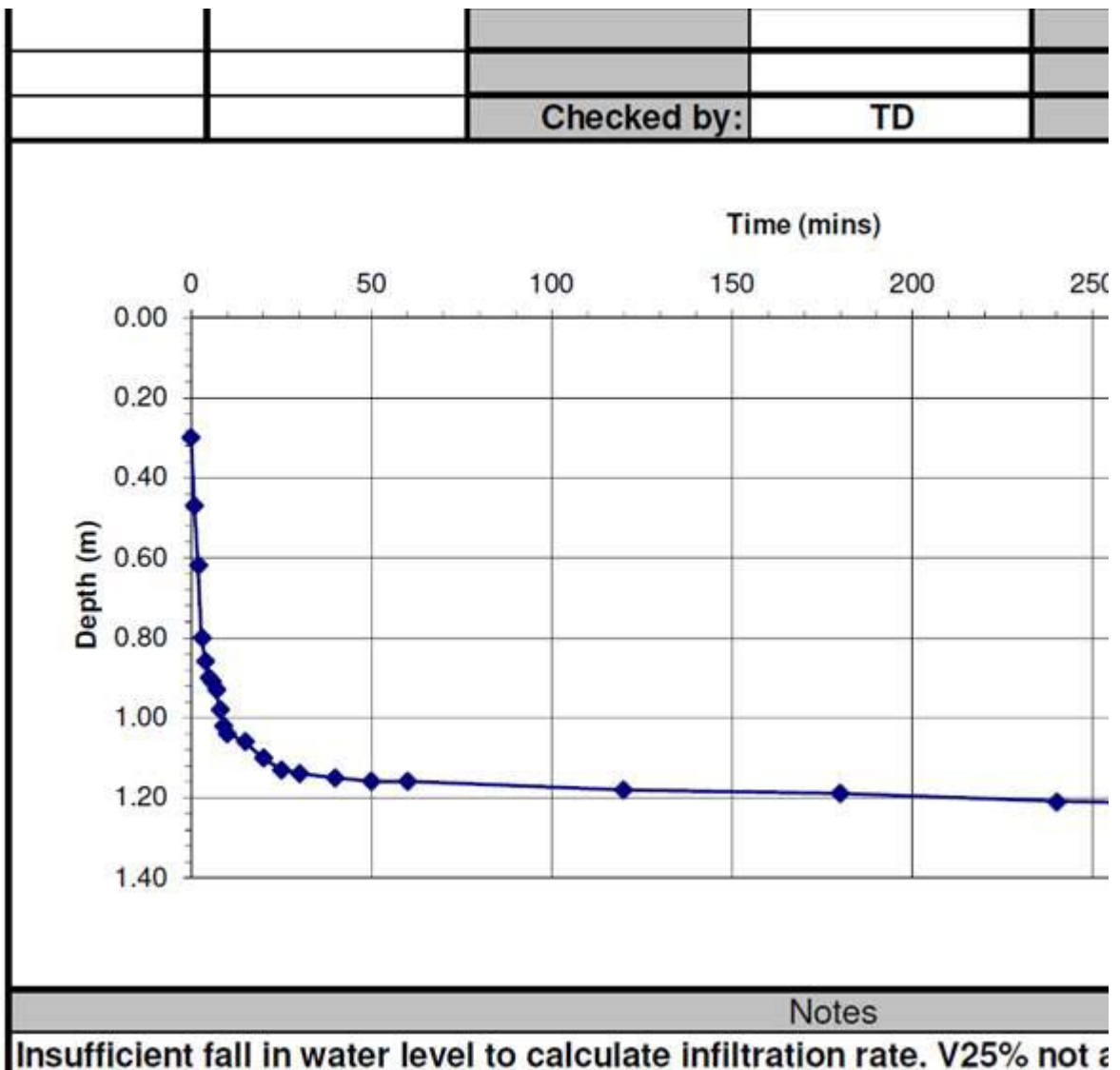
Thank you again,
Sharon

From: Jones-Hughes Henry [<mailto:Henry.Jones-Hughes@dwrcymru.com>]
Sent: 27 September 2016 14:16
To: Sharon Holman
Subject: RE: P/2016/0127 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

Hi Sharon

I may be reading the report incorrectly but the tests show a fall. The second soakaway test showed a fall in water levels from 0.30m in depth to approx. 1.15m in depth over 50 minutes period. That's pretty positive. Has this been passed to Neil Taunt for him to take a look at?

The suggestion is that the initial level on site is made ground consisting of mainly clay but the level of drop in the trial pits would suggest that infiltration works but the note under each graph suggests insufficient fall.



There are also ditches within the locality but further on-site investigation may reveal culverted drains that would allow a closer connection, Neil may also be able to help with this

Regards

Henry



Henry Jones-Hughes

Development Control Officer | Developer Services | Dwr Cymru Welsh Water

PO Box 3146 | Cardiff | CF30 0EH | T: 0800 9172652 | F: 02920 740472 | Ext. 65813

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From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]

Sent: 27 September 2016 13:45

To: Jones-Hughes Henry <Henry.Jones-Hughes@dwrcymru.com>

Subject: FW: P/2016/0127 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

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

Hi Henry,

Sorry to keep pestering you on this. The applicant has responded as follows:

"Further to your email, you mention Welsh Water will not accept mains drain discharge without suitable evidence. The porosity test was carried out over 48 hours, there was not enough water loss in the excavations to register the loss, how much evidence do you need to agree the clay in the ground does not accept ground water ?. I also point out the ground investigation provides full desk study for water courses, again no water course or ditches in the area, how does Welsh Water expect a site to be drained if there no outlets in the area."

Can you give me some further guidance please?

Thank you
Sharon

From: Jones-Hughes Henry [<mailto:Henry.Jones-Hughes@dwrcymru.com>]
Sent: 26 September 2016 15:24
To: Sharon Holman
Subject: RE: P/2016/0127 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

Hi Sharon

Thanks for sending this through. Im not clear on why infiltration won't work. The second test pit contains a layer of sand at the base and the results show positive infiltration. Could you seek clarification on this please? There looks to have only been two test pits dug as well, for such a large site I would expect a greater number. Is there a plan to accompany the infiltration test report which shows where the pits were positioned?

We have had some success with getting surface water from sites on the Industrial Estate to the ditch network running throughout the estate. Looking at the area surrounding this unit there are ditches which it is feasible to connect into. The developer should carry out a site survey and walkover to identify the closest ditch and assess the feasibility of a connection. It looks like there is a ditch on the West side of Abenbury Way but there may be closer culverts/ditches that a walkover/site investigation would identify.

Regards
Henry



Henry Jones-Hughes

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From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]
Sent: 26 September 2016 14:46
To: Jones-Hughes Henry <Henry.Jones-Hughes@dwrcymru.com>
Subject: P/2016/0127 Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

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

Dear Henry,

Please see the attached infiltration test results that you requested from the applicant back in May this year. The results confirm that the ground would not be suitable for soakaway use. I would be grateful if you

could confirm if you have any objections to the proposed scheme or any conditions that you would wish to see attached to the planning permission.

Many thanks
Sharon

Sharon Holman



Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



01978 298779



Wrexham County Borough Council, 16 Lord Street, Wrexham,
LL11 1LG



Cyngor Bwrdeistref Sirol Wreccsam, 16 Stryt yr Arglwydd, Wreccsam,
LL11 1LG



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From: Jones-Hughes Henry [<mailto:Henry.Jones-Hughes@dwrcymru.com>]

Sent: 23 May 2016 09:26

To: Matthew Hughes

Subject: RE: Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

Hello Matthew

The Local Planning Authority should be consulting us directly on this application. We would not support the discharge of surface water into the local combined sewer. Before I can consider a connection I would need to have a copy of infiltration test results for the site (to BRE 365 Digest standards). If on site infiltration is proven not to be an option then consideration will have to be given to draining surface water run-off to a local watercourse. We have had some success within the industrial estate at draining surface water to local ditches.

I would ask that these options are fully explored and exhausted

Regards
Henry



Henry Jones-Hughes

Development Control Officer | Developer Services | Dwr Cymru Welsh Water

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From: Matthew Hughes [<mailto:Matt@d2architects.co.uk>]

Sent: 20 May 2016 11:07

To: Jones-Hughes Henry

Subject: Proposed Extension at Proserve, 12 Ash Road North, Wrexham Industrial Estate - P/2016/0127

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

Morning Henry,

We current have a planning application submitted for a three bay extension to an existing industrial unit on Wrexham Industrial estate, with additional hardstanding. The Local Authority have asked us to demonstrate the drainage design is suitable and Welsh Water are happy with the solution. The existing surface water is

connected to the public sewer in the highway, the proposed drainage solution includes the installation of a attenuation tank (372 Sq. M.), the tank would have a limit discharge off site to 5l/s based upon 1:30 year storm. Are you able to comment if the proposed Welsh Water would support, I appreciate I need to provide a full design, but planning are just after an indication that this solution is something that would work and condition the design for further design.

If you need any further information please do not hesitate to contact me.

Regards,

Matt.

Matthew Hughes

Ba (Hons) Arch



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

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