

Cerys Jones

From: Sharon Holman
Sent: 19 March 2015 10:02
To: planning_admin
Subject: FW: P/2013/0545 - Residential developemnt at the Dennis Ruabon Tileries, Hafod Road, Wrexham

Civ – further consultation response from WW

From: Jones-Hughes Henry [mailto:Henry.Jones-Hughes@dwrcymru.com]
Sent: 18 March 2015 16:36
To: Sharon Holman
Subject: FW: P/2013/0545 - Residential developemnt at the Dennis Ruabon Tileries, Hafod Road, Wrexham

Hi Sharon

Sorry for not coming back to you sooner. I would be happy to support the use of a Grampian condition in principle. This is subject to Wrexham acknowledging that we do not yet have a solution and there is a risk that the HMA would not provide us with one. As the LPA you would need to satisfy yourselves that the condition is reasonable/practical and therefore meets the tests.

I would also stress that the only method of agreeing a solution for 'foul drainage disposal' is via the undertaking of the Hydraulic Modelling Assessment.

In terms of the wording of the condition suggested I would ask that you consider the following condition:

No development shall take place until a sewerage network scheme to satisfactorily accommodate the foul discharges only from the application site has been submitted to and approved in writing by the local planning authority. No part of the development shall be brought into use and no dwelling shall be occupied until the approved potable water system has been constructed, completed and brought into use in accordance with the approved scheme.

Reason: To protect the integrity of the existing public sewerage system and to prevent pollution of the environment.

Thanks,
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. 26767

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From: Sharon Holman [mailto:Sharon.Holman@wrexham.gov.uk]
Sent: 04 March 2015 17:13
To: Jones-Hughes Henry
Subject: RE: P/2013/0545 - Residential developemnt at the Dennis Ruabon Tileries, Hafod Road, Wrexham

Hi Henry, thank you for your quick response.

No they have not been made aware of it as the letter requested that a condition should be attached to the permission, I had intended to deal with it as such. I am meeting with the developer on Friday and I will make them

aware of the concerns etc. In principle then, if the developer accepts the cost implications, a Grampian condition can be used?

Thank you again for your help with this,
Sharon

From: Jones-Hughes Henry [<mailto:Henry.Jones-Hughes@dwrcymru.com>]
Sent: 04 March 2015 16:17
To: Sharon Holman
Subject: RE: P/2013/0545 - Residential developemnt at the Dennis Ruabon Tileries, Hafod Road, Wrexham

Hi Sharon

Thanks for the email, although not clearly outlined in the letter, we have raised an objection to the development and we would not usually suggest a Grampian condition such as this without having some idea of a solution as there is a risk that the HMA would not provide us with one.

Have the developers been made aware of this objection and have they been in contact with Welsh Water about receiving a quote for the Hydraulic Modelling Assessment. I would suggest that they obtain a quote from us with regard to this modelling assessment (fee for this is £250+VAT). This will then at least outline the future cost implications of a model. These costs can be significant and if we were to suggest a Grampian condition the developer should be fully aware of these costs

Regards
Henry



Henry Jones-Hughes
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From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]
Sent: 04 March 2015 15:28
To: Jones-Hughes Henry
Subject: P/2013/0545 - Residential developemnt at the Dennis Ruabon Tileries, Hafod Road, Wrexham
Importance: High

Hello Henry,

I hope you are well.

I wondered if you could help me with something please? I received a consultation from yourselves (dated 21/08/2013 and referenced PLA0003151), copy attached, requesting that conditions be attached to the permission to erect 300 houses on the above detailed site. Having spent the last 18 months negotiating the scheme to the point of approval, I have just gone to add the requested condition to the approval and it is not a straight forward condition that I recognise. Is it a pre-commencement condition?

I would suggest the following wording and would be grateful if you could confirm that this is acceptable.

Condition

No part of the development shall be commenced until a scheme of replacement infrastructure and / or new sewer, to include details of the hydraulic modelling assessment, has been submitted to and approved in writing by the Local

Planning Authority. The scheme as is approved shall be fully implemented prior to first occupation of any part of the development.

Reason

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no detriment to the environment.

Many thanks in advance for your help,
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam



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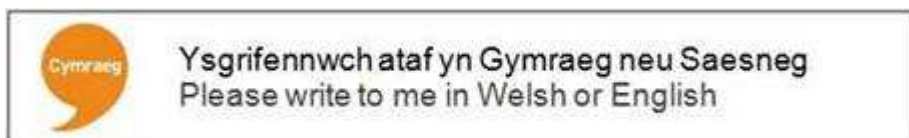
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