

Cerys Jones

From: Sharon Holman
Sent: 17 June 2021 11:32
To: planning_admin
Subject: P/2020/0430 - Westerdale

Civ – WW resp

From: Rhodri Perry <Rhodri.Perry@dwrcymru.com>
Sent: 26 May 2021 12:14 PM
To: Andy Jones <ajones@coopers.co.uk>
Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Dafydd Edwards <dafydd@blueprintarchitectural.com>; Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>
Subject: RE: PLA0055287

Hi Andy,

From reviewing our asset plans, it appears that this site would drain to Lavister waste water treatment works, this treatment works does have an existing phosphate permit as part of its consent, this means we measure and adhere to required phosphate levels to watercourse where treatment works outfalls.

We have previously accounted for the development's foul flows and confirmed that we can accommodate the proposed flows at Lavister water treatment works, on basis that there are existing phosphate permit then we will not be implementing any additional phosphate treatment as part of this Asset Management Period (AMP 7)

I would advise that at this time it is to premature for a formal connection application to be submitted and or for us to approve a sewer connection given necessary requirements for sewer adoption to be in place as well as necessary planning conditions be discharged.

Should you require anything further please let me know.

Thank you,

Rhodri



Rhodri Perry
Development Control Officer | Developer Services
Dŵr Cymru Welsh Water



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E: developer.services@dwrcymru.com



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A: PO Box 3146, Cardiff, CF30 0EH



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From: Andy Jones <ajones@coopers.co.uk>

Sent: 19 May 2021 15:53

To: Rhodri Perry <Rhodri.Perry@dwrcymru.com>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Dafydd Edwards <dafydd@blueprintarchitectural.com>; Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Subject: RE: PLA0055287

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

7406 Westerdale

PLA0055287

Hi Rhodri

Please see attached updated drainage strategy. We are now having issues with the foul drainage and the NRW are requesting supporting information for the impact of potential increased phosphate levels on the SAC. I appreciate this is something new and we are all trying to get to grips with the requirements but I have been advised we need to provide the following:

- * *A clear scale plan showing the location of nearest mains sewer together with the proposed connection point, and*
- * *Evidence that an application has been made to the sewerage undertaker for connection to a mains sewer, with a copy of their formal response confirming either:
 - (a) *that there is treatment capacity to treat the additional wastewater (at Five Fords) and any additional phosphate from the proposed development (in combination with other planned development) within the existing discharge permit limits, or*
 - (b) *that the necessary treatment capacity to remain within existing discharge permit limits will be implemented within the current Asset Management Plan (AMP) period.**

Can you please provide a formal response to item 2 above?

Regards

Andy Jones

Senior Infrastructure Engineer

COOPERS

Park House, Sandpiper Court, Chester Business Park, Chester, CH4 9QU

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From: Rhodri Perry <Rhodri.Perry@dwrcymru.com>

Sent: 23 March 2021 15:36

To: Andy Jones <ajones@coopers.co.uk>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Dafydd Edwards <dafydd@blueprintarchitectural.com>; Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Subject: RE: PLA0055287

Hi Andy,

I would have no issues with these discharge figures,

Thank you,

Rhod



Rhodri Perry

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Dŵr Cymru Welsh Water



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From: Andy Jones <ajones@coopers.co.uk>

Sent: 23 March 2021 13:14

To: Rhodri Perry <Rhodri.Perry@dwrcymru.com>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Dafydd Edwards <dafydd@blueprintarchitectural.com>; Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Subject: RE: PLA0050992

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

7406 Westerdale

Hi Rhodri

We are proposing a variable greenfield run-off rate:

- 1yr = 1.7 l/s
30yr = 3.4 l/s
100yr = 4.1 l/s

Regards

Andy Jones

Senior Infrastructure Engineer

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From: Rhodri Perry <Rhodri.Perry@dwrcymru.com>

Sent: 23 March 2021 13:10

To: Andy Jones <ajones@coopers.co.uk>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Dafydd Edwards <dafydd@blueprintarchitectural.com>; Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Subject: RE: PLA0050992

Hi Andy,

Thank you for the below emails,

I am open to accepting surface water flows into the surface water sewer at or downstream of manhole,

What is discharge figure in l/s that are you are currently proposing?

Thank you,

Rhodri



Rhodri Perry

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From: Andy Jones <ajones@coopers.co.uk>

Sent: 22 March 2021 15:03

To: Rhodri Perry <Rhodri.Perry@dwrcymru.com>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Dafydd Edwards <dafydd@blueprintarchitectural.com>; Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Subject: RE: PLA0050992

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

7406 Westerdale

Hi Rhodri

Have you had a chance to review the below email?

Regards

Andy Jones
Senior Infrastructure Engineer
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From: Andy Jones
Sent: 05 March 2021 16:43
To: 'Rhodri Perry' <Rhodri.Perry@dwrcymru.com>
Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; 'Dafydd Edwards' <dafydd@blueprintarchitectural.com>; 'Henry Jones-Hughes' <Henry.Jones-Hughes@dwrcymru.com>
Subject: RE: PLA0050992

7406 Westerdale

Hi Rhodri

We are still having issues finding a suitable receptor for surface water flows from this development!

We undertook CCTV surveys and confirmed the private SW sewers in Gardden Road appear to take highway flows but do not discharge into the Maes Y Ficerdy SW network, they are routed through the gardens but due to the condition could not be traced. See attached survey plan. This asset would also not allow for a gravity connection from the site.

There is a manhole at the top end of Maes Y Ficerdy and 2 sets of gullies before getting to the SW sewer shown as the head of the run SJ29467189. I'm guessing there is a separate highway drain that may discharge into this manhole. Whether this exists or not we will ultimately need at connection that discharges into the SW sewer. Again it is unlikely we could achieve a connection into the highway drain at the top of Meas Y Ficerdy, but would a connection would be possible closer to the SE manhole as this is 3-4m lower than the junction with Gardden Road.

Summary:

RWH – Proposing water butts to each property (will consider re-use with dwellings if it helps)
Infiltration – Site investigation has confirmed site is underlain with clay
Watercourse – No watercourses present
Surface Water Sewer – Maes Y Ficerdy (this will allow for a gravity connection from site)
Highway Drain – Gardden road high way drain in poor condition and does not allow for gravity connection. There may be a separate highway drain serving the top portion of Maes Y Ficerdy which discharges into the SW sewer lower down, so ultimately flows would potentially discharge into WW asset
Combined sewer – Welsh Water have stated this is not an option for SW flows from the development

We are fully aware you have previously stated no surface water is to discharge to the public sewerage network but this is now the only asset we can connect into. Can you please reconsider / advise further?

Regards

Andy Jones
Senior Infrastructure Engineer
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From: Rhodri Perry <Rhodri.Perry@dwrcymru.com>
Sent: 24 November 2020 11:11
To: Andy Jones <ajones@coopers.co.uk>
Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: RE: PLA0050992

Hi Andy,

Yes I am referring to private sewer as circled below, we would support discharge to this asset in any case as long as it ultimately outfalls to a water course/drainage ditch.

Thank you,

Rhodri



Rhodri Perry
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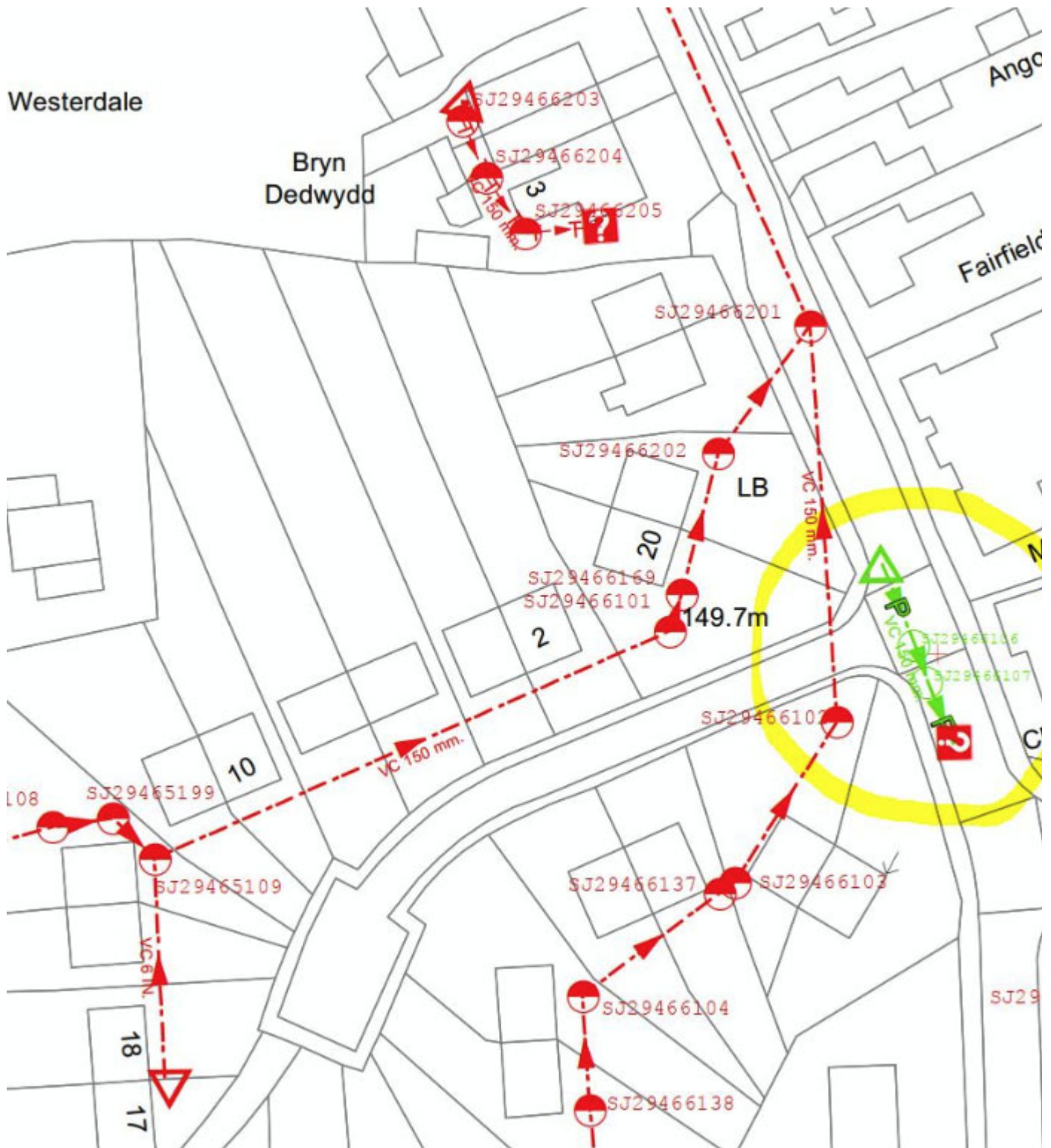
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From: Andy Jones <ajones@coopers.co.uk>
Sent: 13 November 2020 16:44
To: Rhodri Perry <Rhodri.Perry@dwrcymru.com>
Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>; Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: RE: PLA0050992

7406 Westerdale

Thanks for the response.

Can you confirm you are referring to the private sewers circled in yellow below? We would expect these to connect into the 150 SW public sewer in Maes Y Ficerdy. If we advise the client to undertake a CCTV and this connectivity is confirmed will you be able to approve a discharge?



Regards

Andy Jones

Senior Infrastructure Engineer

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From: Rhodri Perry <Rhodri.Perry@dwrcymru.com>

Sent: 13 November 2020 16:15

To: Andy Jones <ajones@coopers.co.uk>

Cc: Alaw Jones <Alaw.Jones@dwrcymru.com>

Subject: RE: PLA0050992

Hi Andy,

Thank you for the below, I have recently taken over covering Wrexham area from my colleague Alaw,

Alaw advised me that we previously committed to not accepting any surface water into this network due to issues with hydraulic capacity.

We would advise further exploring sustainable drainage systems (SuDS), we note presence of private surface water sewer in highway of Gardden Road, as well as reviewing with local highways authority if there are any highway drains that they will allow you to connect into.

Kind regards,

Rhodri



Rhodri Perry

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From: Andy Jones <ajones@coopers.co.uk>
Sent: 09 November 2020 12:44
To: Alaw Jones <Alaw.Jones@dwrcymru.com>
Cc: services developer <developer.services@dwrcymru.com>
Subject: PLA0050992

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

Westerdale, Hill Street, Rhosllanerchrugog, Wrexham
Development: Outline Application (All Matters Reserved) For 6 Dwellings
PLA0050992

Hi Alaw

We note your attached response to a outline planning application for the above development, specifically the following re: surface water flows:

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

We have now undertaken trial pits on site which have confirmed the site is underlain with clay and will not be suitable for infiltration. There are no watercourses close to site so we only have the option to discharge into the combined sewer as per attached strategy. Can you please confirm if Welsh Water will accept the surface water flows in the sewerage network?

Regards

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Senior Infrastructure Engineer
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Dŵr Cymru), ei rif cofrestredig yw 02366777, ac mae ei swyddfa gofrestrdig yn Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY. *****

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