Client: Coleg Cambria
Job No. 16082
Date. July 2018
Document No. YCR-TACP-XX-XX-RP-A-PACR

Coleg Cambria
Yale Campus Redevelopment
Pre-Application Consultation Report

CONTROL SHEET

Please ensure when referencing this document that you are using the most recent Issue in accordance with the table below and ensure previous issues of this document are destroyed or marked as Superseded

DOCUMENT APPROVAL

Author	Checked	Approved by
JH	KM	DM

DOCUMENT ISSUE RECORD

Issue	Date	Description of Amendment	By	Checked
P1	20-07-2018	Draft report issued to design team for comment	JH	KM
P2	30-07-2018	Planning Issue	JH	KM
P3				
P4				
P5				
P6				

Contents

1.0 Introduction

1.1 This pre-application consultation process relates to proposals for Coleg Cambria, Yale Campus, Grove Park Road, Wrexham, LL12 7AB.

1.2 The proposals include; The demolition of the existing single and two storey buildings in the south-east corner of the Yale Campus site, and the construction of a new three-storey building replacing the existing catering, performing arts, sports and examination facilities. Additionally, providing general curriculum classrooms and ancillary facilities to support the development.

1.3 The aerial photograph below identifies the site for reference purposes:

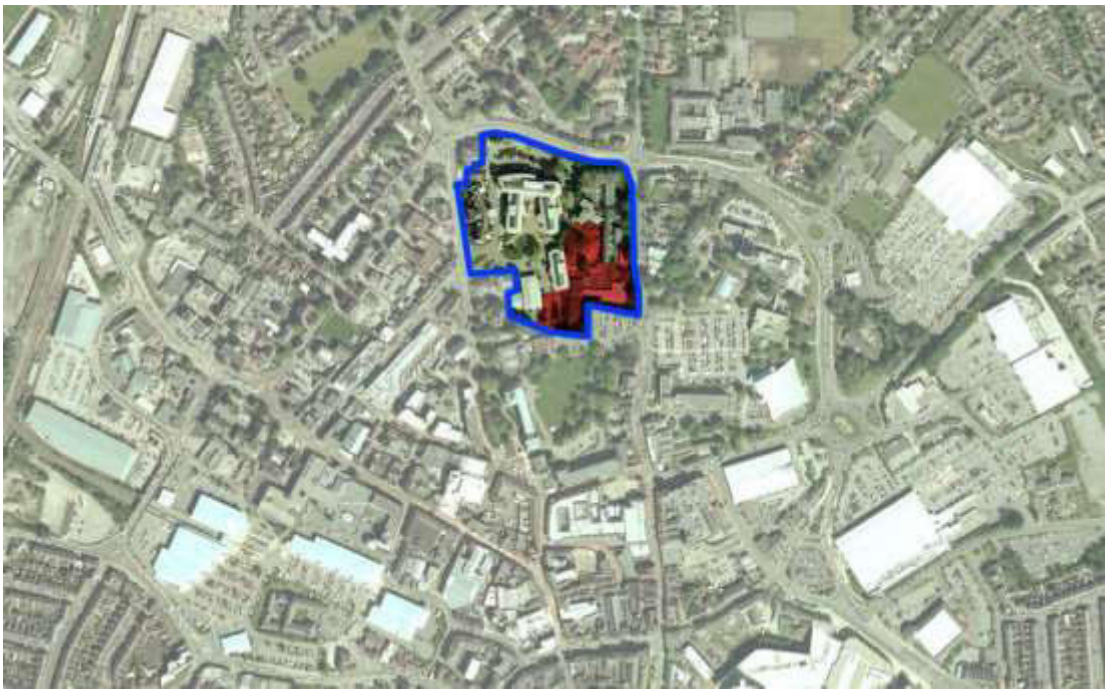


Image – Getmapping plc

2.0 Pre-Application Consultation Process

2.1 The pre-application consultation was carried out in accordance with Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

2.2 Planning application documentation was issued for consultation on 11 June 2018 with the dead-line for the receipt of comments set 28 days later on 9 July 2018.

2.3 A statutory enquiry for Pre-application advice was submitted prior to the consultation process on 18 April 2018 *(Ref: ENQ/2018/0070)*. A number of consultees who were involved during this process and raised no major concerns were not re-consulted during this pre-application process, however their recommendations have been acknowledged and are reflected in this report. A copy of the feedback report received following this enquiry is included as Appendix 1.

2.4 A Site Notice, in accordance with Schedule 1B of the above 2016 Order, was displayed on site in accordance with the statutory requirements on 11 June 2018. A copy of this Notice is included as Appendix 2.

2.5 The Site Notice was displayed in three locations at existing primary entrances to the Yale campus. A location plan indicating these locations is included as Appendix 3 and images of these notices displayed on site are included as Appendix 4.

2.6 An electronic copy of the planning application documentation was posted on-line on 11 June 2018 for interested partied to view. The web site address to access this information was included within all the consultation notices.

2.7 A hard copy of the planning application documentation was made available to view on 11 June 2018 at the Main Reception (between the hours of 9am – 5pm), Coleg Cambria, Yale Campus, Grove Park Road, Wrexham, LL12 7AB.

2.8 The following drawings & documentation were made available as part of this process:

- Design & Access Statement
- Location Plan
- Existing Site Plan
- Existing & Proposed Streetscapes
- Existing Ground Floor Plan
- Existing Elevations
- Proposed Site Layout
- Proposed Ground Floor Plan
- Proposed First Floor Plan

- Proposed Second Floor Plan
- Proposed Roof Plan
- Proposed Elevations
- Outline Drainage Strategy
- Preliminary Ecological Assessment Report
- Flood Risk Map
- Proposed Landscape Strategy
- Precedent Images for Landscape Strategy
- Coleg Cambria Travel Plan
- Transport Statement
- Preliminary Tree Constraints Plan
- Preliminary Arboricultural Impact Assessment
- Preliminary Tree Survey Schedule

2.9 Consultation Notices were issued to owners/occupiers of adjoining land/property and a copy of this notice is included as Appendix 5. A location plan indicating all adjoining properties that received a consultation notice is included as Appendix 3.

2.10 Consultation Notices were issued to Community/Specialist Consultees and a copy of this Notice is included as Appendix 6.

3.0 Pre-Application Consultation Responses

3.1 The following specialist consultees/person(s) were contacted during the consultation process:

- Peter Douthwaite, Environment & Planning, WCBC
- E N Hodges Esq, on behalf of Rhosddu Community Council
- Councillor Marc Jones – Local Councillor for Grosvenor Ward
- Councillor Paul Jones – Local Councillor for Maesydre Ward
- Councillor Adrienne Jeorrett – Local Councillor for Smithfield Ward
- Coal Authority
- Dee Valley Water
- Dwr Cymru/Welsh Water
- Natural Resources Wales
- SP Power Systems
- Wales & West Utilities Limited

3.2 The following neighbouring properties received notices during the consultation process, as indicated on the location plan included as Appendix 3:

- Head of Housing and Economy, Wrexham County Borough Council, on behalf of Wrexham County Borough Council, Crown Buildings, 31 Chester Street, Wrexham, LL13 8BG and Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY
- Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU
- Priory College North Wales, Ty Dewi Sant, Rhosddu Road, Wrexham, LL11 0ZX
- Godfrey Edwards, Park Lodge, 4-6 Rhosddu Road, Wrexham, LL11 1NF
- Trinity Presbyterian Church of Wales, King Street, Wrexham, LL11 1LE
- TA Gittins & Company, 61 King Street, Wrexham, LL11 1HR
- Plato Training UK Ltd Wrexham, 63 King Street, Wrexham, LL11 1HR
- CAIS, 65 King Street, Wrexham, LL11 1HR
- 23 Rhosddu Road, Wrexham, LL11 1EB
- McLintocks, The Coach House, 25 Rhosddu Road, Wrexham, LL11 1EB
- 9-11 Grove Park Road, Wrexham, LL12 7AA
- 7 Grove Park Road, Wrexham, LL12 7AA
- GHP Legal, 26-30 Grosvenor Road, Wrexham, LL11 1BU
- The Elms, Rhosddu Road, Wrexham, LL11 1EB
- The Wallich, St Johns House, Chester Road, Wrexham, LL12 7AX
- 2 Powell Road, Wrexham, LL12 7AE
- 2 Chester Road, Wrexham LL12 7AD
- 4 Chester Road, Wrexham, LL12 7AD
- Wrexham Memorial Hall, Bodhyfryd, Wrexham, LL12 7AG
- Chester Street Baptist Church, Chester Street, Wrexham, LL13 8BG
- Williams Financial Planning Ltd, 30 Chester Street, Wrexham, LL13 8TJ
- Francis Opticians, 29 Chester Street, Wrexham, LL13 8BG
- 27 Chester Street, Wrexham, LL13 8BG
- Humphrys & Co, 26 Chester Street, Wrexham, LL13 8BG

3.3 Responses were received from the following consultees:

- Nigel Winnan, Connections Manager, Wales & West Utilities
- Owain George, Planning Liaison Manager, Developer Services, Dwr Cymru

4.0 Pre-Application Comments Received

4.1 Statutory Enquiry for Pre-Application Advice

4.1.1 WCBC provided a letter with the following comments based on the pre-application enquiry and a subsequent meeting:

4.1.2 Planning Principle

4.1.3 The overall scheme is encouraging, and the principle of the proposal would be supported. The scheme represents a high-quality design which will make a positive contribution to the street scene, introducing a contemporary approach to the expansion of the site.

4.1.4 The final detailing of the building was not available for comment. However, the council are reasonably assured that the overall pallet of materials can be successfully negotiated at a later stage given the visuals that we have seen.

4.1.5 Trees

4.1.6 The only objection to the proposal is the planned amendments to the existing examination hall on the southern boundary and the potential impact the expansion of the hall will have upon the adjacent broadleaf trees subject to TPO DCC-12/1950. The TPO is considered justifiable and affords the appropriate statutory protection to a line of trees with exceptionally high amenity value.

4.1.7 The current proximity of the existing hall to these trees is such that there is already contact between the crowns of a number of the trees and the building itself; evidence of historical pruning and crown reduction is quite visible on a number of individual specimens.

4.1.8 The proposed expansion seeks to increase the size of the existing footprint for the hall placing the southern elevation of the building in even closer proximity to the trees. This will decrease amenity value whilst increasing the risk of nuisance and conflict issues and raising demands on management resources.

4.1.9 Trees of such high amenity value must be afforded appropriate space from development in order to maintain tree health and promote amenity. Placing the hall closer to these trees will diminish their amenity value and increase the need for repeated or cyclical tree surgery operations which may again further reduce tree health and amenity.

4.1.10 The above ground attributes of these trees is a significant constraint to this section of the overall proposed development. To provide consent for the expansion of the hall would be counter to the TPO system which seeks to preserve trees of amenity value.

4.1.11 Other Matters

4.1.12 Consideration should be given to the re-location of the milestone, currently embedded in the front boundary wall where it is proposed to form a new opening.

4.1.13 Ideally this would remain a feature within the new boundary wall and certainly within close proximity to its existing location

4.1.14 Separate negotiations with the council's highways department took place (alongside the pre-application advice process) where no specific objections or major concerns were raised.

4.2 Wales & West Utilities

4.2.1 Wales & West provided a map of the area of concern which indicates that there are pipes in the area.

4.2.2 Wales & West provided a comprehensive list of general conditions for our guidance.

4.2.3 The map provided indicates a number of pipes present on the Yale site however there is only one pipe currently present in the development area indicated. This pipe is currently serving the existing building which is due to be demolished as a part of the works.

4.2.4 The general conditions provided by WWU state that gas services must be disconnected prior to any demolition works taking place with arrangements to be made with WWU to check for the presence of any live gas services.

4.3 Dwr Cymru/Welsh Water

4.3.1 Welsh Water provided a letter with the following comments regarding the proposed development:

4.3.2 <u>Sewerage</u>

4.3.3 The foul flows only from the proposed development can be accommodated within the public sewerage system.

4.3.4 <u>Surface Water</u>

4.3.5 Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales.

4.3.6 Discharge of surface water to the public sewer is only to be made as a last resort. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

4.3.7 <u>Sewage Treatment</u>

4.3.8 No problems are envisaged with the water waste treatment works for the treatment of domestic discharges from this site.

5.0 Response to Comments Received

5.1 Statutory Enquiry for Pre-Application Advice

5.1.1 Proximity of Main Hall to Trees

5.1.2 The main hall size has been reduced and the southern elevation has been moved away from the area of concern along the southern boundary by 1.5metres.

5.1.3 The building line along this elevation provides a clear separation from the tree canopy which is indicated on the floor plans. The floor plans also indicate the building line from the previous proposal alongside the current proposed building line. It is envisaged that some general maintenance of these trees will be necessary as part of the proposed works.

5.1.4 The building will be constructed using Mobile Elevating Working Platforms (MEWP) rather than via scaffolding which will be less intrusive on the canopy above. Any ongoing maintenance to this area will also be conducted using MEWPs.

5.1.5 A follow-up meeting with WCBC was arranged to discuss this matter, which took place on 19 July 2018 with Phillip Forster, Planning Officer and Jon Brewin, Tree Officer present. During this meeting the alterations made to the proposals to alleviate the concerns regarding the buildings proximity to the neighbouring trees were discussed. It was acknowledged that measures had been undertaken to mitigate this issue without comprising the overall intention of the scheme.

5.2 Wales & West Utilities

5.2.1 Gas Pipe present within development boundary

5.2.2 The pipe currently located within the development boundary is serving the building's that are proposed to be demolished. It is therefore not considered to be an issue during the redevelopment of the site provided that this pipe is disconnected prior to the commencement of the works in accordance with WWU requirements. It is envisaged that the existing pipe will be terminated at the site boundary and a new connection will be installed from this point during the development works.

5.2.3 A new gas connection will be required to serve the proposed building and discussions with WWU and the developer will be required to understand the requirements/constraints for the installation of the new gas supply.

5.3 Dwr Cymru/Welsh Water

5.3.1 Sewerage

5.3.2 An initial assessment of the existing and proposed foul water discharge rates has been undertaken (appendix 8 of this report) and the difference is a nominal 2.54 litre per second. This will be accommodated in the existing sewerage system as agreed by Dwr Cymru in their response.

5.3.3 Surface Water

5.3.4 The surface water runoff will not alter significantly from the existing, largely impermeable hardstanding area. The existing discharge rates would not be

exceeded, and we would examine and confirm which areas are discharging into soakaways and areas which currently discharge into the public sewers.

5.3.5 A site investigation for the area will be undertaken to include soakaway permeability testing. When this is complete, the design will be prepared based upon the following principles:

1) Not increasing the existing surface water flow rates from the site.
2) Provide new soakaways, if feasible to deal with the expected increase in surface runoff from the new development due to a slight increase in the impermeable areas.
3) Should soakaways not be feasible due to permeability of the soils we would provide attenuation tanks with a restricted discharge into the existing system.
4) All designs would be completed and then agreed with Dwr Cymru and Building Control.
5) Full drainage layout drawings showing the required diversions and new pipework runs would then be prepared.

6.0 Summary

6.1 From the "Actions" included in Section 5 above the following points need to be addressed;

6.1.1 A management strategy is required to ensure that the trees along the Southern boundary are protected during the construction period. This will cover an initial crown reduction to enable the building to be safely constructed. Following the construction of the building, a maintenance strategy will be required by Coleg Cambria to cover the periodic pruning of the trees to maintain a distance between the building line and the tree canopy.

6.1.2 Following the completion of the site investigation, a suitable drainage strategy for surface water can be developed in accordance with comments made by Welsh Water as stated in section 5.3.5 of this report.

6.2 All other comments received are considered to have been adequately covered by the responses included in Section 5 which outline the advice and procedures that have already been undertaken to formulate the development proposals.

7.0 Appendix

Appendix 1	Statutory Enquiry for Pre-Application Advice Feedback Report
Appendix 2	Site Notice
Appendix 3	Location Plan indicating site notice locations and local recipients of notices
Appendix 4	Photographs showing display of site notices
Appendix 5	Notice issued to owners/occupiers of adjoining land/property
Appendix 6	Notice issued to Community/Specialist Consultees
Appendix 7	Responses received from Community/Specialist Consultees
Appendix 8	Statement regarding Drainage Strategy

Appendix 1 Statutory Enquiry for Pre-Application Advice Feedback Report

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Guildhall, Wrexham. LL11 1AY
Neuadd y Dref, Wrecsam. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

TACP ARCHITECTS
KATHERINE MELLOR

Your Ref/Eich Cyf	
Our Ref/Ein Cyf	ENQ/2018/0070
Date/Dyddiad	10 July 2018
Ask for/Gofynner am	Dave Sharp/Philip Forster
Direct Dial/Rhif Union	01978 298876 or 298786
E-mail/E-bost	

Dear Madam,

RE-DEVELOPMENT OF PART OF YALE CAMPUS
COLEG CAMBRIA YALE GROVE PARK ROAD WREXHAM

I refer to your pre-application enquiry and our subsequent meeting. Please accept my apologies for the delayed response. I comment on the scheme as follows.

Planning principle

The overall scheme is encouraging and the principle of the proposal would be supported. The scheme represents a high quality design which will make a positive contribution to the streetscene, introducing a contemporary approach to the expansion of the site.

The final detailing of the building was not available for comment. However, the Council are reasonably assured that the overall pallet of materials can be successfully negotiated at a later stage given the visuals that we have seen.

For the benefit of your planning application preparation the following planning policies will be relevant:

Wrexham Unitary Development Plan Policies:
PS2 – Strategic Policies
GDP1 – General Development Principles
EC4 – Trees and Hedgerows
EC13 – Surface Water Run-off
T8 – Parking

Wrexham Local Planning Guidance Notes:
16 – Parking Standards
17 – Trees and Development

Welsh Government Planning Policy Wales (Edition 9)

Welsh Government Technical Advice Notes:
5 – Nature Conservation and Planning
12 – Design
18 – Transport

Validation Requirements
The Council are required to ensure that the following information is provided in order to validate a planning application. This should consist of the following:

- Application forms
- Location Plan at 1:1250
- Existing and proposed block plan at suitable scale
- Existing and proposed floor and elevation plans at a suitable scale
- Ecological survey
- Arboricultural Report
- Pre-Application Consultation Report
- Statutory planning fee

- Note: Although Planning Policy Wales requires the submission of a Transport Assessment for higher/further education development of over 2500m^2, in this instance the council does not consider this requirement is necessary.

Trees
The only objection to the proposal is the planned amendments to the existing Examination Hall on the southern boundary and the potential impact the expansion of the Hall will have upon the adjacent broadleaf trees subject to Tree Preservation Order (TPO) DCC -12 /1950. The TPO is considered justifiable and affords appropriate statutory protection to a line of trees with exceptionally high amenity value.

The current proximity of the existing Hall to these trees is such that there is already contact between the crowns of a number of the trees and the building itself; evidence of historical pruning and crown reduction is quite visible on a number individual specimens.

The proposed expansion seeks to increase the size of the existing footprint for the Hall placing the southern elevation of the building in even closer proximity to the trees. This will decrease amenity value whilst increasing the risk of nuisance and conflict issues and raising demands on management resources.

Trees of such high amenity value must be afforded appropriate space from development in order to maintain tree health and promote amenity. Placing the Hall closer to these trees will diminish their amenity value and increase the need for repeated or cyclical tree surgery operations which may again further reduce tree health and amenity.

The above ground attributes of these trees is a significant constraint to this section of the overall proposed development. To provide consent for the expansion of the Hall would be counter to the TPO system which seeks to preserve trees of amenity value.

At this stage the Council's I would object to the current proposal due to the negative impact of the Hall expansion upon tree health and amenity value. Improvements to the current Examination Hall should not be to the detriment of trees subject to TPO DCC – 12.

Other matters

On a minor note, consideration should be given to the re-location of the milestone, currently embedded in the front boundary wall where it is proposed to form a new opening. Ideally this would remain a feature within the new boundary wall and certainly within close proximity to its existing location.

I understand that you have been in separate negotiations with the Council's Highways department who raise no specific objections or major concerns. I am reassured that their recommendations will be reflected in the in the final formal planning application proposal.

In summary, I consider that the overall principle of this development is something that the Council would be willing to support. However, there remains some concern regarding the scale of the proposal in close proximity to existing trees which are afforded statutory protection. I would stress that this matter requires further negotiation prior to the submission of a formal planning application. I should you wish to discuss this matter or any of the issues raised above, please do not hesitate to contact either of the Officers named above.

Yours faithfully

Head of Environment and Planning

Appendix 2 Site Notice

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be published by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Coleg Cambria, Yale Campus, Grove Park Road, Wrexham, LL12 7AB

I give notice that: TACP Architects Ltd. on behalf of Coleg Cambria is intending to apply for planning permission for:

The demolition of the existing single and two storey buildings in the south-east corner of the Yale Campus site, and the construction of a new three-storey building replacing the existing catering, performing arts, sports and examination facilities. Additionally, providing general curriculum classrooms and ancillary facilities to support the development.

In respect of the 28-day consultation period all information is available to view or download at the following website: https://www.cambria.ac.uk/yale-campus-redevelopment/

A Hard copy will be available to view at:

Main Reception (between the hours of 9am – 5pm)
Coleg Cambria
Yale Campus
Grove Park Road
Wrexham
LL12 7AB

Any comments are to be forwarded to TACP Architects Ltd at the following address:

TACP Architects Ltd.
Pembroke House
Ellice Way
Wrexham Technology Park
LL13 7YT

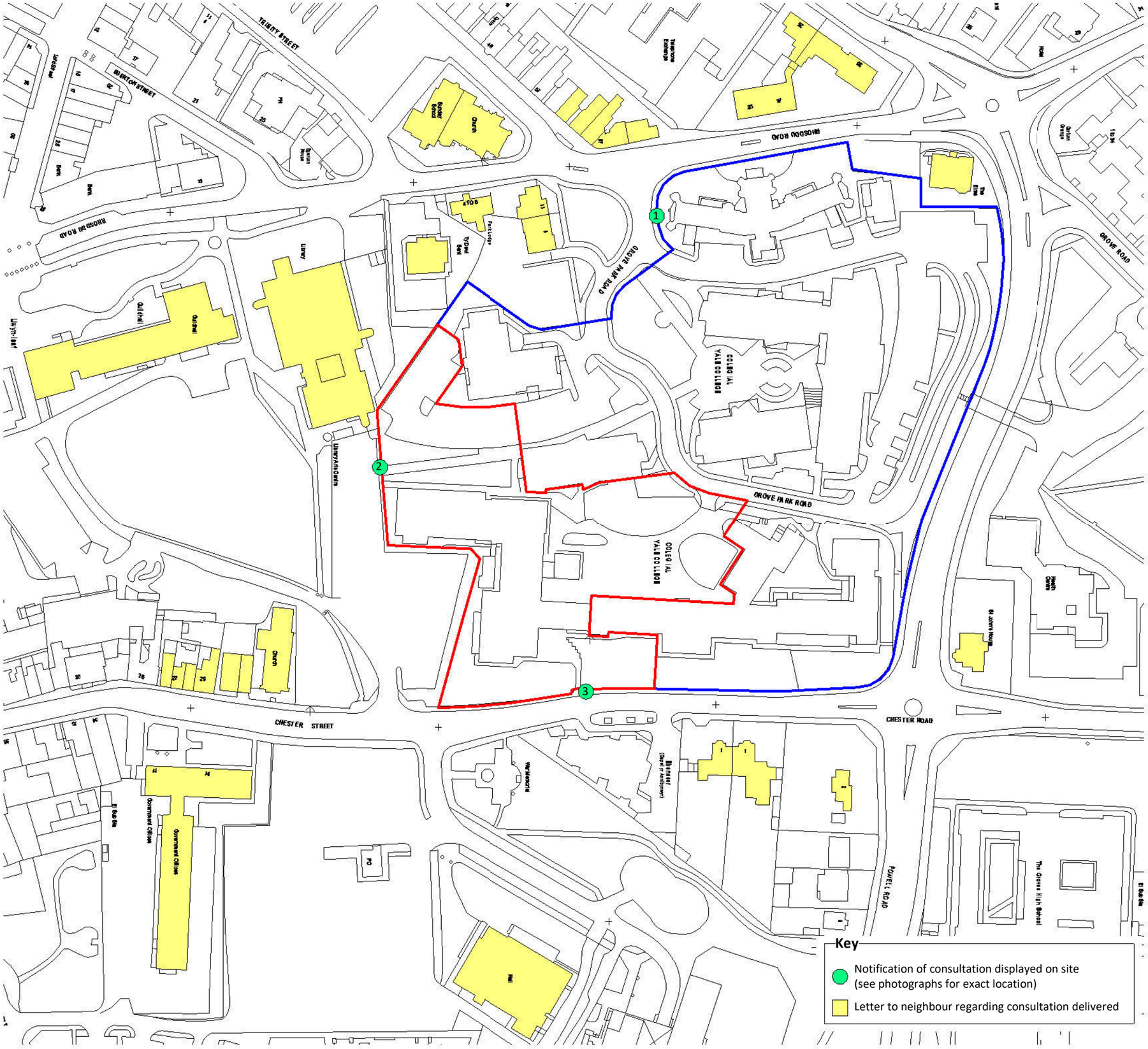
Alternatively email any comments to: admin@tacparchitects.co.uk (with the reference YCR)

Any comments to be considered are to be received during the 28-day consultation period ending
9 July 2018.

Signed: 

Date: 11th June 2018

Appendix 3 Location Plan indicating site notice locations and local recipients of notices



General Notes

1. Contractor to verify all dimensions and check level datums on site
2. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement
3. All prints, specifications and their copyright are the property of TACP Architects Ltd
4. Do not scale off drawings
5. All dimensions shall be checked on site before commencment of shop drawings, manufacture and all discrepencies must be reported to TACP Architects Ltd

Revisions

Rev	Date	Description	By	Check
P1	11-06-18	Issued for pre-planning application consultation	JH	DM
P2	20-07-18	Issued for Pre-planning consultation report	JH	KM

Consultants

COLEG CAMBRIA

Client

Wynne Construction for Coleg Cambria

WYNNE CONSTRUCTION

Project Title

Yale Campus Redevelopment

Drawing Title

Pre-Planning Consultee's Location Plan

Scale	Date	Drawn By	Checked By	Office
1 : 1500@A3	11-06-18	JH	DM	Wrexham

Job Number	Project•Originator•Zone•Level•Type•Role•Number	Revision
16082	YCR-TACP-PS-XX-DR-A-702	P2

TACP Architects Ltd
Pembroke House
Ellice Way, Wrexham Technology Park,
Wrexham, LL13 7YT
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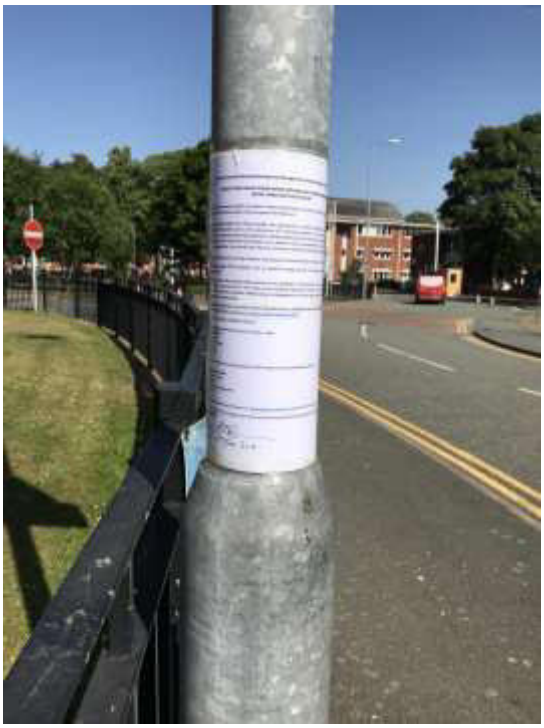
www.tacparchitects.co.uk

TACP Architects Ltd

Architecture ● Interior Design ● Healthcare Planning ● Conservation ● Masterplanning ● Sustainable Design

Appendix 4 Photographs showing display of site notices

Location 1 – Entrance to Yale Campus from Grove Park Road



Location 2 – Entrance to Yale Campus from Library Car Park off Chester Road

Location 3 - Entrance to Yale Campus from Chester Road

Appendix 5 Notice issued to owners/occupiers of adjoining land/property

JH/DM/16082

11 June 2018

To Whom it may Concern

Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

In respect of the 28-day consultation period all information is available to view or download at the following website: https://www.cambria.ac.uk/yale-campus-redevelopment/

A Hard copy will be available to view at:

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Wrexham
LL12 7AB

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LL13 7YT

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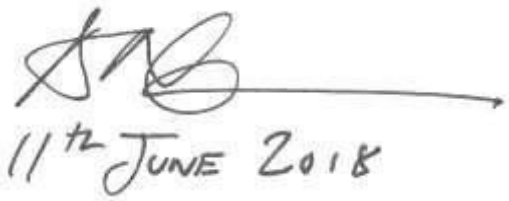

For TACP Architects Ltd

Appendix 6 Notice issued to Community/Specialist Consultees

JH/DM/16082

11 June 2018

Developer Services
Dwr Cymru Welsh Water
PO Box 3146
Linea
Fortran Road
Cardiff
CF30 0EH
By Email: developer.services@dwrcymru.com

Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

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LL13 7YT

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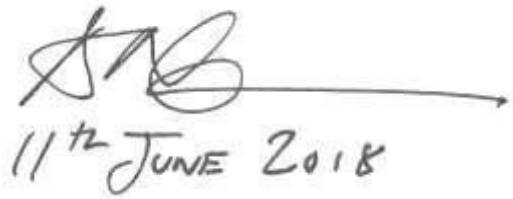

For TACP Architects Ltd

JH/DM/16082

11 June 2018

Natural Resources Wales
Maes y Ffynnon
Penrhosgarnedd
Bangor
Gwynedd
LL57 2DW
By Email: northplanning@cyfoethnaturiolcymru.gov.uk

Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

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LL13 7YT

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Any comments to be considered are to be received during the 28-day consultation period ending **9 July 2018.**

11th June 2018

For TACP Architects Ltd

JH/DM/16082

11 June 2018

SP Power Systems
1 Atlantic Quay
Glasgow
G2 8SP

Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

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Grove Park Road
Wrexham
LL12 7AB

Any comments are to be forwarded to TACP Architects Ltd at the following address:

TACP Architects Ltd
Pembroke House
Ellice Way
Wrexham Technology Park
LL13 7YT

Alternatively email to: admin@tacparchitects.co.uk (with the reference YCR)

Any comments to be considered are to be received during the 28-day consultation period ending **9 July 2018.**

For TACP Architects Ltd

JH/DM/16082

11 June 2018

Wales & West Utilities Limited
Wales & West House
Spooner Close
Celtic Springs
Newport
NP10 8FZ
By Email: enquiries@wwutilities.co.uk

Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

In respect of the 28-day consultation period all information is available to view or download at the following website: https://www.cambria.ac.uk/yale-campus-redevelopment/

A Hard copy will be available to view at:

Main Reception (between the hours of 9am – 5pm)
Coleg Cambria
Yale Campus
Grove Park Road
Wrexham
LL12 7AB

Any comments are to be forwarded to TACP Architects Ltd at the following address:

TACP Architects Ltd
Pembroke House
Ellice Way
Wrexham Technology Park
LL13 7YT

Alternatively email to: admin@tacparchitects.co.uk (with the reference YCR)

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11th June 2018

For TACP Architects Ltd

JH/DM/16082

11 June 2018

Rhosddu Community Council
E N Hodges Esq
12 Miller Road
Brymbo Heights
Brymbo
Wrexham
LL11 5FH
By Email: rhosddu@gmail.com

Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

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LL12 7AB

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Ellice Way
Wrexham Technology Park
LL13 7YT

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Any comments to be considered are to be received during the 28-day consultation period ending **9 July 2018.**

11th June 2018

For TACP Architects Ltd

JH/DM/16082

11 June 2018

Coal Authority
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
By Email: planningconsultation@coal.gov.uk

Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

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Wrexham
LL12 7AB

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Pembroke House
Ellice Way
Wrexham Technology Park
LL13 7YT

Alternatively email to: admin@tacparchitects.co.uk (with the reference YCR)

Any comments to be considered are to be received during the 28-day consultation period ending **9 July 2018.**

For TACP Architects Ltd

JH/DM/16082

11 June 2018

Councillor Adrienne Jeorrett
26 Beechley Road
Hightown
Wrexham
LL13 7BA
By Email: Adrienne.Jeorrett@wrexham.gov.uk

Dear Madam

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

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Yale Campus
Grove Park Road
Wrexham
LL12 7AB

Any comments are to be forwarded to TACP Architects Ltd at the following address:

TACP Architects Ltd
Pembroke House
Ellice Way
Wrexham Technology Park
LL13 7YT

Alternatively email to: admin@tacparchitects.co.uk (with the reference YCR)

Any comments to be considered are to be received during the 28-day consultation period ending **9 July 2018.**

For TACP Architects Ltd

JH/DM/16082

11 June 2018

Councillor Marc Jones
7 Stryt Gerallt
Rhosddu
Wrecsam
LL11 1EU
By Email: Marc1.Jones@wrexham.gov.uk
Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

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Yale Campus
Grove Park Road
Wrexham
LL12 7AB

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TACP Architects Ltd
Pembroke House
Ellice Way
Wrexham Technology Park
LL13 7YT

Alternatively email to: admin@tacparchitects.co.uk (with the reference YCR)

Any comments to be considered are to be received during the 28-day consultation period ending **9 July 2018.**

11th June 2018

For TACP Architects Ltd

JH/DM/16082

11 June 2018

Councillor Paul Jones
8 Augusta Drive
Fairways
Wrexham
LL13 9GL
By Email: PaulD.Jones@wrexham.gov.uk

Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

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Yale Campus
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Ellice Way
Wrexham Technology Park
LL13 7YT

Alternatively email to: admin@tacparchitects.co.uk (with the reference YCR)

Any comments to be considered are to be received during the 28-day consultation period ending **9 July 2018.**

11th June 2018

For TACP Architects Ltd

JH/DM/16082

11 June 2018

Developer Services
Dee Valley Water plc
Packsaddle
Wrexham Road
Rhostyllen
Wrexham
LL14 4EH
By Email: developer.services@deevalleygroup.com

Dear Sirs

Yale Campus Redevelopment at Coleg Cambria, Yale, Grove Park Road, Wrexham, LL12 7AB

In accordance with Article 2 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2D in respect of the proposed redevelopment of the Coleg Cambria Yale campus site.

In respect of the 28-day consultation period all information is available to view or download at the following website: https://www.cambria.ac.uk/yale-campus-redevelopment/

A Hard copy will be available to view at: Main Reception (between the hours of 9am – 5pm)
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Yale Campus
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Ellice Way
Wrexham Technology Park
LL13 7YT

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Any comments to be considered are to be received during the 28-day consultation period ending **9 July 2018.**

11th June 2018

For TACP Architects Ltd

Appendix 7 Responses received from Community/Specialist Consultees

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

TACP Architects Ltd
Pembroke House
Ellice Way
Wrexham Technology Park
Wrexham
LL13 7YT

Date: 13/06/2018
Our Ref: PPA0003163

Dear Sirs

Grid Ref: 333548 350645
Site Address: Coleg Cambria, Yale, Grove Park Road, Wrexham
Development: 2D Application - Redevelopment at Coleg Cambria

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 11th June 2018, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system.

SURFACE WATER

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales.

Discharge of surface water to the public sewer is only to be made as a last resort. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Owain George
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*

Our Reference Number : 8150087770
Your Reference Number : JH/DM/06082

Wales & West House
Spooner Close
Celtic Springs
Coedkernew
Newport NP10 8FZ

www.wwutilities.co.uk

FAO:

Date :
Network Contact :
Telephone :
Fax :

Dear

Re: Planning Application

Wales & West Utilities have been made aware of a planning application on , advising us of the proposals at:

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT).Gas pipes owned by other GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works. Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

If you have any queries please contact on who will be happy to assist you.

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro

BSL200

Yours sincerely

Wales & West Utilities

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro

BSL200

Wales & West Utilities Limited
Registered Office:
Wales & West House, Spooner Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791

GENERAL CONDITIONS TO BE OBSERVED FOR THE PROTECTION OF APPARATUS AND THE PREVENTION OF DISRUPTION TO GAS SUPPLIES.

General conditions affecting the design, construction or maintenance of services and/or structures or other works in the vicinity of Wales & West Utilities (WWU) plant, pipelines and associated installations:

These general conditions apply only to the gas apparatus and pipes operated by WWU. It is possible that there may be other gas transporters with apparatus in the vicinity; therefore you should ensure that you have made enquiries of them and have complied with their requirements.

1. GRAPHIC REPRESENTATION OF GAS MAINS

Any plans supplied or marked up by WWU will indicate the **APPROXIMATE** location of its apparatus. This information is provided as a general guide only; its accuracy cannot be guaranteed and is given without obligation or warranty. Service pipes are not shown but their presence should be anticipated. No liability whatsoever is accepted by WWU, its agents or servants for any error, omission, discrepancy or deviation. Plans on site should be current, i.e. no older than 28 days from the date of issue. Gas pipes owned by other Gas Transporters, or otherwise privately owned, may be present in this area (pink areas indicated on our plans). Information with regard to such pipes should be obtained from the relevant owners.

Should you require assistance on site locating WWU apparatus, please contact our Plant Protection Team on **02920 278912.**

2. METHODS OF WORKING

The following methods of work shall not normally be permitted within the limits of distance indicated (relative to the established pipe position). Any variances must have consent from WWU before works commence on site:

Mechanical Excavation	**3m** (**1m** for low pressure mains)	Hydraulic Testing	**8 m**
Piling / Pile removing / Boring	**15m**	Welding or other hot works*	**15m**
Directional Drill Operations	**15m**	Explosives	**250m**

* NOTE: Welding or other hot works involving naked flames shall be carried out at a safe distance to the satisfaction of a WWU Engineer. A check should be made prior to the commencement of works, to ensure a gas free atmosphere exists. It is also necessary to monitor the atmosphere at regular intervals for the duration of the works. In no case shall such activities take place in any Wales & West Utilities Easement without the written consent and in the presence of a WWU representative.

WWU must be consulted prior to carrying out any excavation work within **10m** of any above or below ground gas installations or pipeline. No excavation works may commence within **50m** of a High Pressure or Very High Pressure Pipeline unless the pipeline has been located by tracing and its precise route identified.

In addition to the above methods of working, WWU must be contacted prior to any External Wall Installation (EWI) schemes, proposed solar farms and wind turbine installations.

No work shall be undertaken near, nor heavy plant or equipment moved over, any gas pipeline or apparatus until all of the conditions specified by WWU have been complied with.

Where WWU have apparatus in the vicinity of your work, any damage to it could have serious consequences. In view of this and in the interests of safety, a meeting should be arranged before the commencement of work on site between WWU representatives, representatives of the promoting authority, the contractors and any other interested parties. At this meeting the suggested program of site works and plant safety should be discussed. It is essential that this meeting is convened well in advance of commencement on site. Access to WWU plant and facilities for inspection by WWU staff must not be affected. Where formal consent has been given, **A MINIMUM OF SEVEN DAYS NOTICE IS REQUIRED** before carrying out work in WWU easements, or the appropriate notice under the New Roads & Street Works Act (NRSWA) where existing plant is situated within the public highway.

Further guidance can also be sought from the document **HS(G)47 - Avoiding Danger from Underground Services** from the HSE website**.**

3. PROXIMITY OF OTHER PLANT

A minimum clearance of **600 millimetres (mm)** should be allowed between all plant being installed and an existing gas main operating above 2 bar medium pressure (MP), whether the adjacent plant is parallel to or crossing the gas pipe. For mains operating at MP or below, this distance can be reduced to 300mm. **NO APPARATUS SHOULD BE LAID OVER AND ALONG THE LINE OF A GAS PIPE, IRRESPECTIVE OF CLEARANCE**.

No manhole or chamber shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe without consultation with and the agreement of WWU staff.

Wales & West Utilities Limited
Registered Office:
Wales & West House, Spooner Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791

4. PROTECTION

Where any works cross or run in close proximity to WWU apparatus, periodic visits must be made by a WWU engineer. His requests for protection or support to the apparatus shall be immediately observed.

Suitably designed crossing points are to be constructed to the satisfaction of a WWU Engineer. These crossing points shall be clearly indicated by the erection of bunting and crossings at other places should be prevented.

Backfill material adjacent to WWU apparatus shall be soft fill or sand, containing no stones, bricks, or lumps of concrete etc., placed to a minimum 150mm around the mains and is to be well compacted by hand. No power consolidation shall take place above the main until 300mm of soft fill has been compacted by hand.

5. DAMAGE TO COATINGS

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent, WWU must be notified so that repairs can be made to prevent future corrosion and subsequent leakage. **WHERE MINOR DAMAGE TO COATING IS REPORTED TO WWU PRIOR TO BACKFILL, THE NECESSARY REPAIR WILL BE MADE FREE OF CHARGE**.

6. CATHODIC PROTECTION

Where WWU apparatus is cathodically protected either by sacrificial anode or impressed current systems and where new apparatus is to be laid and is to be similarly protected, WWU will require to carry out interaction tests to determine whether its own system is adversely affected. The cost of any mutually agreed remedial action will be recharged to the authority installing the new apparatus. If any bond wires, test leads etc., used in connection with cathodic protection systems are damaged or found to be in poor condition, broken or disconnected, WWU must be notified prior to backfilling so that a repair can be made.

7. HOT WORKS

Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs. Particular care must be taken to avoid damage by heat or naked flames to plastic gas pipes or to the protective coatings on other pipes.

8. DEMOLITION

Live gas services must be disconnected **PRIOR** to demolishing any property, arrangements must be made for WWU to check for the presence of any live gas services.

9. TREE PLANTING

WWU must be contacted prior to all tree-planting works above or near our apparatus. Further information can then be made available.

10. DEEP EXCAVATIONS

Any work involving deep excavations (1.5m or more) will be subject to the "Model Consultative Procedure for Pipeline Construction involving Deep Excavations". This may require the diversion of WWU apparatus prior to the commencement of your works. Detailed plans and cross sections will be required in order to determine the effect of these works on WWU apparatus.

11. RENEWABLE ENERGY INSTALLATIONS

Wind Turbines - WWU must be advised of any planned development of wind turbines in the vicinity of an above 2 bar gas pipelines to ensure the development does not impact on the future safe operation of the pipeline. Industry guidance states that any wind turbine must be sited no closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the pipeline.

Solar Farms - WWU must be contacted regarding planned solar farms being considered in the vicinity of WWU gas pipelines.

EWI - WWU must be contacted regarding any EWI scheme to ensure the scheme does not impact upon WWU's apparatus.

12. LEAKAGE FROM GAS MAINS OR SERVICES

If damage or leakage is caused or an escape of gas is smelt or suspected the following action should be taken at once:

- Remove all personnel from the immediate vicinity of the escape.
- Inform the 24hr Gas Emergency Service on **0800 111 999**
- Prevent any approach by the public, prohibit smoking, and extinguish all naked flames or other sources of ignition for at least 15 metres from the leakage. Do not operate any electrical switches in the vicinity of the escape.
- Assist gas personnel, Police and/or Fire Services as requested.

IN THE EVENT OF A LEAK, OBSERVE THE ABOVE BUT DO NOT ATTEMPT TO SEAL THE LEAK
REMEMBER - IF IN DOUBT; SEEK ADVICE FROM WWU

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro

BSL200

Wales & West Utilities Limited
Registered Office:
Wales & West House, Spooner Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791

13. BUILDING PROXIMITIES

There are minimum proximity distances for buildings from WWU mains depending on both the operating pressure and the material of the main. Advice should be sought from WWU prior to building works taking place to confirm these distances. For High Pressure pipelines you must seek further guidance from the HSE and Local Authority Planning team regarding their PADHI distances regarding building proximities as these may be in addition to WWU proximity distances for a pipeline.

Temporary buildings should not be placed above any gas pipe or within 3.0 metres of mains operating above 75mbar (medium, intermediate and high pressure mains) during construction activities and in no circumstances should permanent structures be built over any pipe transporting gas.

14. SITE RESPONSIBILITIES

All costs incurred by WWU for the repair of direct or consequential damage to gas plant will be rechargeable (with the exception of paragraph 5). WWU reserves the right to divert any affected apparatus or alternatively specify suitable protection of its apparatus. If proved necessary during the course of site works, the cost of which will be chargeable.

The above requirements do not relieve you of the responsibility of taking all precautions necessary to safeguard the Company's plant and to avoid risk to persons and property. The persons for whom the works are being undertaken, their servants, agents and contractors shall indemnify WWU servants, agents and contractors against any loss, damage, expenses, claims and actions incurred or brought against Wales & West Utilities, its servants, agents and contractors in consequence of the provision of these works and activities associated therewith or ancillary thereto.

KEY TO MAPS

LP	Low Pressure	**CI**	Cast Iron
MP	Medium Pressure	**SI**	Spun Iron
IP	Intermediate Pressure	**DI**	Ductile Iron
HP	High Pressure	**PE**	Polyethylene
		ST	Steel

Wales & West Utilities Limited
Registered Office:
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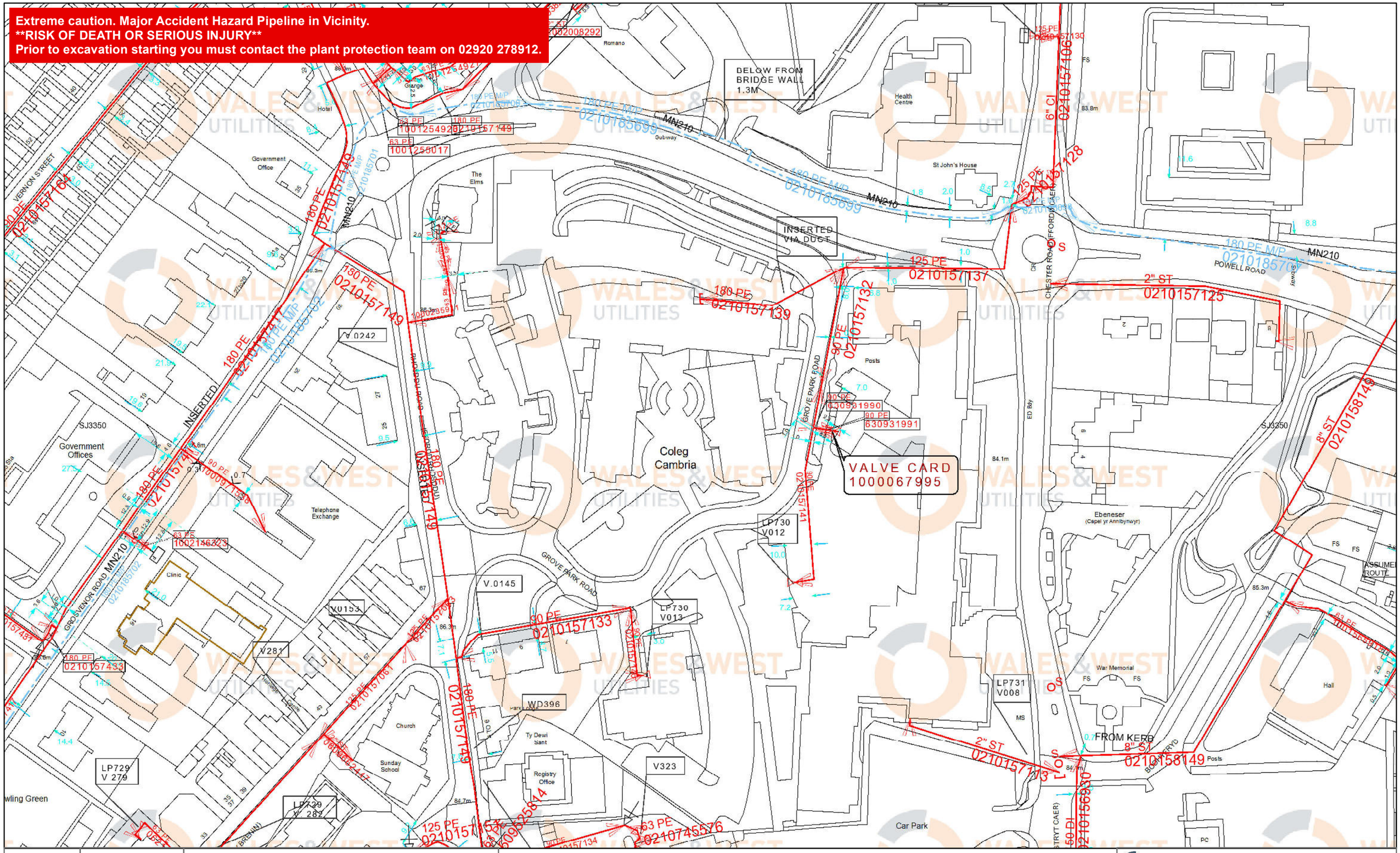
Registered in England and Wales: No. 5046791

Extreme caution. Major Accident Hazard Pipeline in Vicinity.
****RISK OF DEATH OR SERIOUS INJURY****
Prior to excavation starting you must contact the plant protection team on 02920 278912.



Scale	1 : 1250@A3
User ID	Sophie.Dawkins
Date	15/06/2018
Grid Ref:	Easting: 333490 Northing: 350725
NRSWA Response	

Low Pressure
Medium Pressure
Intermediate Pressure
High Pressure
IGT/Other Polygon
Contact Zones
NTS Pipeline

0 30 60 Meters

Some examples of Plant Items:
Valve · Depth of Cover · Syphon · Diameter Change · Material Change

TITLE:

The plan shows those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). The information shown on this plan is derived from historic information and may have involved re-scaling plans, and the accuracy of it cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. WWU its employees and contractors do not accept any liability for any inaccuracy or incompleteness in it.

You must use safe digging practices, in accordance with HS(G)47, to establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information shown on this plan should not be used beyond 28 days from the date of issue of this plan as it is subject to updating.

The plan also provides indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete. It is supplied voluntarily to assist the user in determining whether to make contact with other GTs or others. The user must obtain such information from the other GT or person concerned. WWU, its employees and contractors do not accept any liability for this information or any inaccuracy or incompleteness in it.

WALES&WEST UTILITIES
Wales and West Utilities Ltd., Wales and West House, Spooner Close, Celtic Springs, Coedkernew, Newport, NP10 8FZ

Appendix 8 Statement regarding Drainage Strategy

LTR/DKC0051/4/JDH

Ms Katherine Mellor
Architect
TACP Architects Limited
Pembroke House
Ellice Way
Wrexham
Wrexham Technology Park
LL13 7YT

11 July 2018

Dear Katherine,

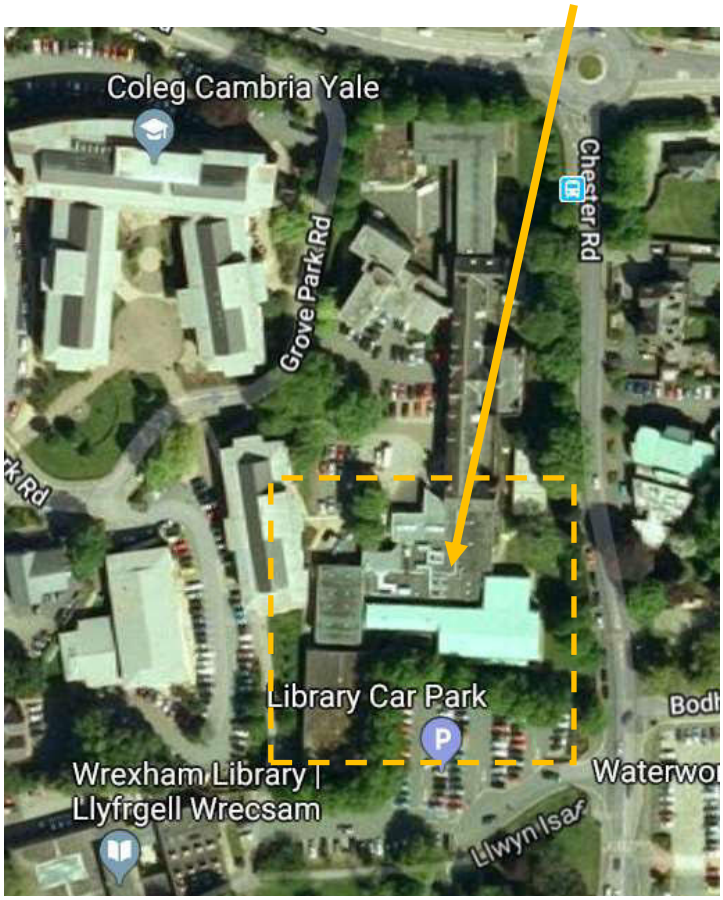
Re: Drainage strategy for the proposed redevelopment of Yale Campus, Wrexham.

We write regarding the proposed alterations at Yale Campus, Wrexham that will replace the existing mixed-use buildings bounding Chester Road with a new multi-use university complex, full details are shown in your drawings package.

1.0 Existing school and site area.

The proposed site area is currently occupied by the existing buildings, all of which are fully functional, serviced and utilised by the university. The new complex will occupy the same site area.

Existing and proposed site area/location.



Haltec (Chester) Limited
Mollington Grange, Parkgate Road, Chester, CH1 6NP
Tel: 01244 853883 Fax: 01244 853892 Email: design@haltec-chester.co.uk

The existing drainage system in the area consists fully functioning surface water system for the external hardstanding areas and roofs to the buildings. The drainage survey of the existing system shows the surface water discharges into a mixture of soakaways and the public sewerage system. The site area is substantially impermeable with only limited soft landscaping consisting of a grassed area bounding Chester Road.

The foul down pipes all discharging into public sewerage system.

The drainage survey requires further works to provide a complete existing, drainage drawing of the area that would then be diverted and adapted to suit the new building footprint. Full designs and drawings are currently being prepared and will agreed with Welsh Water and Building Control.

2.0 Proposed replacement foul drainage.

We have completed an initial assessment of the existing and proposed foul water discharge rates and the difference is a nominal 2.54 litres per second, see the attached calculation sheets.

TACP have contacted Welsh Water who have confirmed the additional flows from the project can be accommodated in the existing sewerage system in their letter dated, 13.06.2018 and a copy of their letter is enclosed at the rear of this letter.

3.0 Proposed replacement surface water system.

The surface water runoff will not alter significantly from the existing, largely impermeable hardstanding area. The existing discharge rates would not be exceeded, and we would examine and confirm which areas are discharging into soakaways and areas which currently discharge into the public sewers.

We have performed a preliminary assessment of the surface flows and have enclosed the calculations in the following section.

The site investigation for the area has been instructed which includes soakaway permeability testing. When this is complete we will then prepare a design based upon the following principles:

I. Not increasing the existing surface water flow rates from the site.
II. Provide new soakaways, if feasible to deal with the expect increase in surface runoff from the new development due to a slight increase in the impermeable areas.
III. Should soakaways not be feasible due to permeability of the soils we would provide attenuation tanks with a restricted discharge into the existing system.
IV. All designs would be completed and then agreed with Welsh Water and Building Control.
V. Full layout drawings showing the required diversions and new pipework runs would then be prepared.

We trust this clarifies the proposed design for the drainage to the site.

Yours sincerely

John Halliwell
For and on behalf of
Haltec (Chester) Limited.

Dŵr Cymru
Welsh Water

Developer Services
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CF30 0EH

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TACP Architects Ltd
Pembroke House
Ellice Way
Wrexham Technology Park
Wrexham
LL13 7YT

Date: 13/06/2018
Our Ref: PPA0003163

Dear Sirs

Grid Ref: 333548 350645
Site Address: Coleg Cambria, Yale, Grove Park Road, Wrexham
Development: 2D Application - Redevelopment at Coleg Cambria

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 11th June 2018, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system.

SURFACE WATER

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales.

Discharge of surface water to the public sewer is only to be made as a last resort. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Owain George
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*

Haltec Mollington Grange Parkgate Road Chester Tel: 01244 853883	Project **Yale Campus Redevelopment, Wrexham**				Job Ref. **DKC0051**	
	Part of structure Foul and Surface Water Drainage				Sheet No./Rev. Cover	
	Calc. By **DRB**	Date **July '18**	Checked by **JDH**	Date **July '18**	Approved **JDH**	Date **July '18**
Ref.	Calculations				Output	

Structural Calculations

Yale Campus Redevelopment

Wrexham

Haltec
Mollington Grange
Parkgate Road
Chester

Project Number : DKC0051

Foul and Surface Water Drainage

Jul-18

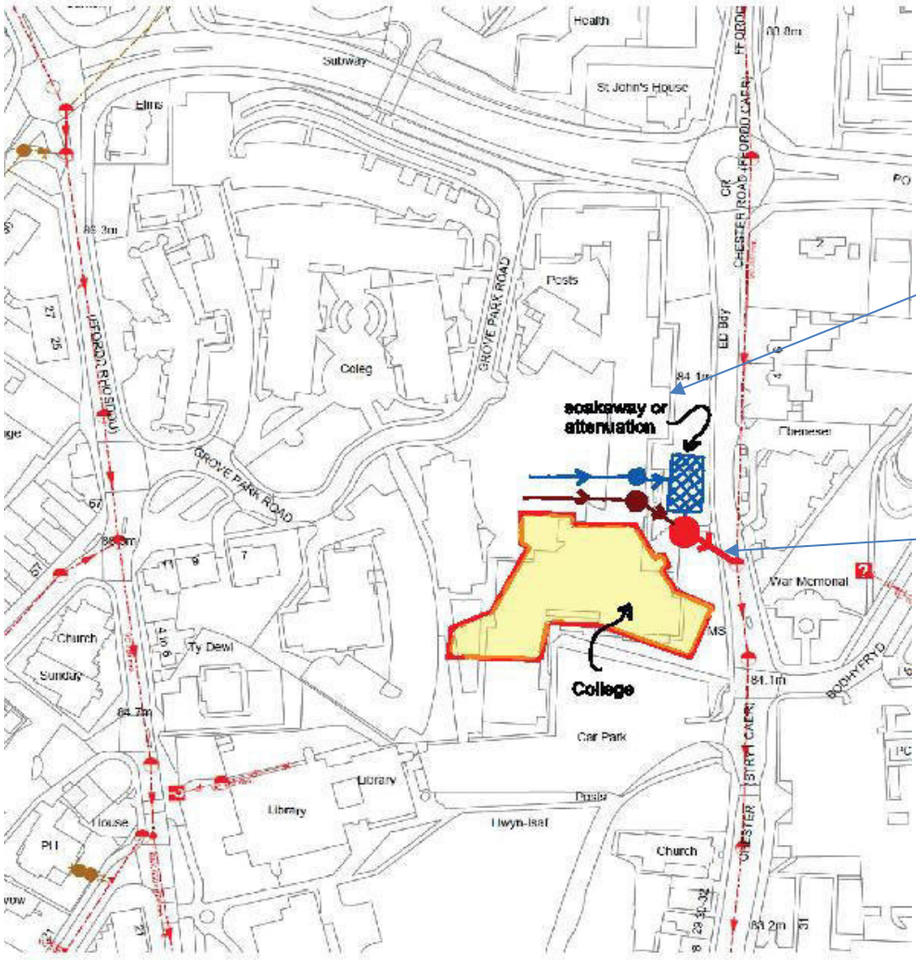
Haltec Mollington Grange Parkgate Road Chester Tel: 01244 853883	Project **Yale Campus Redevelopment, Wrexham**				Job Ref. **DKC0051**	
	Part of structure Foul Water Drainage				Sheet No./Rev. 1	
	Calc. By **DRB**	Date **July '18**	Checked by **JDH**	Date **July '18**	Approved **JDH**	Date **July '18**
Ref.	Calculations				Output	

Drainge Summary

Foul Nominal increase in foul flow, 2.54l/s, but an overal reduction is made as the system is combined

Surface (Soakaway) Existing site soakaways only serve 20% of the current hardstanding being redeveloped therefore the existing system is actually combined - evidence of this is shown on the site survey drawing (gullys/RWPs go in to Foul Runs)
New Soakaway size will vary dependant on whether the existing ground is suitable and what infiltration rates are provided - two sizes are shown, depths vary to suit good or average infiltration rate.
Soakaway designed for 1:100 year storm plus 30% climate change

Surface (Storage) Required if infiltration rates of the soils aren't suitable for surface water soakaways.
Storage designed for 1:100 year storm plus 30% climate change



Dependant on whether the soils are suitable for infiltration

Existing site outfall connection to be used

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Structural Calculations

Yale Campus Redevelopment

Wrexham

Haltec
Mollington Grange
Parkgate Road
Chester

Project Number : DKC0051

Foul Water Drainage

Jul-18

Haltec
Mollington Grange
Parkgate Road
Chester
Tel: 01244 853883

Project					Job Ref.
Yale Campus Redevelopment, Wrexham					DKC0051
Part of structure					Sheet No./Rev.
Foul Water Drainage					1
Calc. By	Date	Checked by	Date		Approved / Date
DRB	July '18	JDH	July '18		JDH / July '18
Ref.	Calculations				Output

Foul Water Drainage Existing

Data and Parameters

School	:	1
Floors	:	2
Students	:	150
Staff	:	20
Frequency (k)	:	0.7

College

Appliance	Amount	DU	sum DU
Toilet	20	2.0	40.0
Washbasin	10	0.3	3.0
Sinks	5	0.8	4.0
Dishwasher	2	0.5	1.0
Washing Machine	2	1.0	2.0
		Total	**50.0**

Flowrate = 4.95 l/s

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Project	Job Ref.
Yale Campus Redevelopment, Wrexham	**DKC0051**
Part of structure: Foul Water Drainage	Sheet No./Rev.: 2

Calc. By	Date	Checked by	Date		Approved	Date
DRB	**July '18**	**JDH**	**July '18**		**JDH**	**July '18**

Ref.	Calculations	Output

Foul Water Drainage Proposed

Data and Parameters

School	:	1
Floors	:	3
Students	:	300
Staff	:	36
Frequency (k)	:	0.7

College

Appliance	Amount	DU	sum DU
Toilet	50	2.0	100.0
Washbasin	25	0.3	7.5
Sinks	5	0.8	4.0
Dishwasher	2	0.5	1.0
Washing Machine	2	1.0	2.0
		Total	**114.5**

Flowrate = 7.49 l/s

Difference of Flow = ***2.54 l/s***

Note : refer to the surface water calculations as although the foul water flow is increasing the overall flow of the site will be less, as the current site disharges as a combined system - approximate overall site flow decrease of 21.63l/s

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	Calc. By **DRB**	Date **July '18**	Checked by **JDH**	Date **July '18**	Approved **JDH**	Date **July '18**
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Structural Calculations

Yale Campus Redevelopment

Wrexham

Haltec
Mollington Grange
Parkgate Road
Chester

Project Number : DKC0051

Surface Water Drainage - Soakaways

Jul-18

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	Part of structure Surface Water Drainage				Sheet No./Rev. 1	
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Ref.	Calculations				Output	

Surface Water Drainage Existing

Data and Parameters

College : 1
Floors : 2

College

Appliance			m2
Building			2625.0
		Total	**2625.0**

Infiltration Rate = 0.0001 m/s ***to be confirmed (ground investigation results required)***

2 soakaways shown on drainage survey - each can support approximately 225m2 : **Total 450m2**

SOAKAWAY DESIGN

In accordance with BRE Digest 365 - Soakaway design

Design rainfall intensity

Location of catchment area	Other
Impermeable area drained to the system	A = **225.0** m²
Return period	Period = **100** yr
Ratio 60 min to 2 day rainfall of 5 yr return period	r = **0.300**
5-year return period rainfall of 60 minutes duration	M5_60min = **20.0** mm
Increase of rainfall intensity due to global warming	$\rho_{climate}$ = **30** %

Duration, D (min)	Growth factor Z1	M5 rainfalls (mm)	Growth factor Z2	100 year rainfall, M100 (mm)	Inflow (m³)	Outflow (m³)	Storage required (m³)
5	0.34	8.8	1.88	16.6	3.74	0.24	3.50
10	0.49	12.7	1.95	24.9	5.60	0.48	5.12
15	0.59	15.3	1.99	30.6	6.88	0.72	6.16
30	0.77	20.0	2.03	40.6	9.14	1.44	7.70
60	1.00	26.0	2.00	52.1	11.71	2.88	8.83
120	1.25	32.5	1.95	63.4	14.26	5.76	8.50
240	1.57	40.8	1.88	76.9	17.30	11.52	5.78
360	1.78	46.3	1.84	85.1	19.16	17.28	1.88
600	2.12	55.1	1.78	97.8	22.02	28.80	0.00
1440	2.84	73.8	1.65	121.7	27.38	69.12	0.00

Required storage volume S_{req} = 8.83 m³

Soakaway storage volume $S_{act} = \pi \times (D_{ring}^2 / 4) \times d + (d \times w^2 - (\pi \times ((D_{ring} + 2 \times T_{ring})^2 / 4) \times d)) \times$
V_{free} = 9.33 m³

PASS - Soakaway storage volume

Time for emptying soakaway to half volume $t_{a50} = S_{req} \times 0.5 / (a_{sfc} \times f)$ = 1hr 31min 60s

PASS - Soakaway discharge time less than or equal to 24 hours

2 soakaways shown on drainage survey - the drained area, 450m2, is less than the total existing building area, 2625m2
therefore the site drainage must be split foul, surface and combined.
The combined takes approximately 80% of the current surface water drainage - typically the existing building to be demolished.

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Surface Water Drainage Proposed (Soakaway Design)

Data and Parameters

College : 1
Floors : 3

to be designed for a 1:100 year storm plus 30% Climate Change

College

Appliance			m2
Building			2760.0
		Total	**2760.0**

Infiltration Rate = 0.0001 m/s ***to be confirmed (ground investigation results required)***

SOAKAWAY DESIGN

In accordance with BRE Digest 365 - Soakaway design

Design rainfall intensity

Location of catchment area	Other
Impermeable area drained to the system	A = **2760.0** m²
Return period	Period = **100** yr
Ratio 60 min to 2 day rainfall of 5 yr return period	r = **0.300**
5-year return period rainfall of 60 minutes duration	M5_60min = **20.0** mm
Increase of rainfall intensity due to global warming	$p_{climate}$ = **30** %

Good Infiltration Rate

Duration, D (min)	Growth factor Z1	M5 rainfalls (mm)	Growth factor Z2	100 year rainfall, M100 (mm)	Inflow (m³)	Outflow (m³)	Storage required (m³)
5	0.34	8.8	1.88	16.6	45.92	0.86	45.07
10	0.49	12.7	1.95	24.9	68.70	1.71	66.99
15	0.59	15.3	1.99	30.6	84.37	2.57	81.80
30	0.77	20.0	2.03	40.6	112.16	5.13	107.03
60	1.00	26.0	2.00	52.1	143.66	10.26	133.40
120	1.25	32.5	1.95	63.4	174.92	20.52	154.39
240	1.57	40.8	1.88	76.9	212.19	41.04	171.15
360	1.78	46.3	1.84	85.1	235.00	61.56	173.44
600	2.12	55.1	1.78	97.8	270.06	102.60	167.46
1440	2.84	73.8	1.65	121.7	335.84	246.24	89.60

Required storage volume S_{req} = **173.44** m³
Soakaway storage volume S_{act} = l x d x w x V_{free} = **179.55** m³
PASS - Soakaway storage volume
Time for emptying soakaway to half volume t_{a50} = S_{req} x 0.5 / (a_{a50} x f) = 8hr 27min 8s
PASS - Soakaway discharge time less than or equal to 24 hours

Average Infiltration Rate

Duration, D (min)	Growth factor Z1	M5 rainfalls (mm)	Growth factor Z2	100 year rainfall, M100 (mm)	Inflow (m³)	Outflow (m³)	Storage required (m³)
5	0.34	8.8	1.88	16.6	45.92	0.40	45.53
10	0.49	12.7	1.95	24.9	68.70	0.79	67.91
15	0.59	15.3	1.99	30.6	84.37	1.19	83.18
30	0.77	20.0	2.03	40.6	112.16	2.37	109.79
60	1.00	26.0	2.00	52.1	143.66	4.75	138.92
120	1.25	32.5	1.95	63.4	174.92	9.49	165.42
240	1.57	40.8	1.88	76.9	212.19	18.98	193.21
360	1.78	46.3	1.84	85.1	235.00	28.47	206.53
600	2.12	55.1	1.78	97.8	270.06	47.45	222.61
1440	2.84	73.8	1.65	121.7	335.84	113.89	221.95

Required storage volume S_{req} = **222.61** m³
Soakaway storage volume S_{act} = l x d x w x V_{free} = **332.17** m³
PASS - Soakaway storage volume
Time for emptying soakaway to half volume t_{a50} = S_{req} x 0.5 / (a_{a50} x f) = 23hr 27min 22s
PASS - Soakaway discharge time less than or equal to 24 hours

Soakaway Size Required

18m x 10.5m x 1.0m (below the incoming pipes invert level) Good Infiltration Rate

18m x 10.5m x 1.85m (below the incoming pipes invert level) Average Infiltration Rate

Refer to Surface Water - Storage Design (if Ground Investigation confirms soils not suitable for Soakaways)

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Structural Calculations

Yale Campus Redevelopment

Wrexham

Haltec
Mollington Grange
Parkgate Road
Chester

Project Number : DKC0051

Surface Water Drainage - Storage

Jul-18

Haltec
Mollington Grange
Parkgate Road
Chester
Tel: 01244 853883

Project					Job Ref.	
Yale Campus Redevelopment, Wrexham					DKC0051	
Part of structure					Sheet No./Rev.	
Surface Water Drainage					1	
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DRB	July '18	JDH	July '18		JDH	July '18
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Surface Water Drainage Existing

Data and Parameters

College : 1
Floors : 2

College

Appliance			m2	
Building			2625.0	
20% to Soakaway			2100.0	
		Total	**2100.0**	**20% of Area to Soakaways**

Flowrate = 29.17 l/s

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Surface Water Drainage

Proposed (Green Field Runoff) *Required if Ground Investigation confirms ground unsuitable for Soakaways*

Data and Parameters

College : 1
Floors : 3

to be designed for a 1:100 year storm plus 30% Climate Change

College

Appliance			m2
Building			2760.0
		Total	**2760.0**

Flowrate = 5.00 l/s ***Reduced with Flow Restrictor (on site storage)***

Difference of Flow = ***24.17 l/s***

Therefore adopting Site Attenuation with a restricted discharge rate of 5l/s would reduce the current surface water flow in to the combined sewer in Chester Road by approximately 24.17l/s

Tank Size Required

Estimated attenuation volume - 100 year

Attenuation storage vol	$Uvol_{100yr}$ = **581.8** m³ / hectare	Basic storage volume	BSV_{100yr} = **160.59** m³
FEH rainfall factor	FF_{100yr} = **0.90**	Storage volume ratio	SVR_{100yr} = **1.77**
Adjusted storage volume	ASV_{100yr} = **283.91** m³	Hydrological regional vol ratio	HR_{100yr} = **1.11**
Final est. attenutation storage	Vol_{100yr} = **315.84** m³		

Attenuation storage required

Max attenuation storage reqd V_{req_max} = **264.0** m³

18m x 14.5m x 1.0m (above incoming invert pipe)