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Welsh Water

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Wrexham County Council
16 Lord Street
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LL11 1LG

Date: 03/02/2025
Our Ref: PLA0085261
Your Ref: P/2025/0030

Dear Sir/Madam

Grid Ref: SJ358552 335829 355229
Site: Ingledene, Wynnstay Lane, Marford, Wrexham
Development: Variation of condition 2 of planning permission P/2023/0756 to amend approved plans

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We have previously been consulted on a proposed development consisting of one (I no.) detached dwellinghouse at the above site and provided comments dated 14/11/2023 (ref PLA0076577) Our comments related to a proposed site layout plan reference 'Wynnstay L01B' and we offered no objection subject to recommended conditions to control the separate discharges of foul and surface water to a public sewer and soakaway respectively , alongside advisory notes. We acknowledge that the Local Planning Authority's decision notice (dated 18/06/2024) for the proposal refers to a revised proposed site layout reference L01Rev F. (condition 2). Additionally, we note that conditions 5 and 16 are included to ensure the separate control of discharges of foul and surface water to a public sewer and soakaway respectively for the development. As the accompanying DAS document confirms that development has commenced, these conditions must be satisfied.

Foul Water

The proposed development site is located in the catchment of a public sewerage system which drains to Lavister Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). We would advise that this WwTW has a phosphorus consent limit in place and is not currently compliant with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. However, we have considered the impact of foul flows generated by this 'extant' permission and concluded that flows can be accommodated within the immediate public sewerage system, without significant detriment on this occasion.

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Glas Cymru Cyfyngedig

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We welcome correspondence in Welsh and English

Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

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Surface Water

As highlighted in our previous consultation response, as of 7th January 2019, this proposed development is subject to compliance with the Schedule 3 of the Flood and Water Management Act 2010. The proposed development includes more than 1 dwelling house and a total impermeable area of more than 100sqm and approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'.

It is therefore recommended that the developer undertakes consultation with Wrexham County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

In this instance, we offer no objection to proposals for disposal of surface water flows into a soakaway, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Asset Protection

The proposed development site lies close to sewer pipe routes and associated apparatus with their approximate position being marked on the attached statutory public sewer and watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the submitted planning application details, it appears the proposed development would be situated within the protection zone of the water main and public sewer measured 6 metres either side of their centrelines. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

Accordingly, if you are minded to grant planning consent for the above development, we would request that our previous response with the following Planning **Condition and related Advisory Notes** are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

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.

Advisory Notes

The applicant will need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Jake Macmillan
Development Planning Officer
Developer Services

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