21 February 2025

F.A.O. Jenni Perkins

Wrexham County Borough Council

Economy & Planning

Development Management

Guildhall

Wrexham LL11 1AY

Dear Jenni

PA REF. P/2024/1674

Bryn-y-Pys, Home Farm, Overton, Wrexham, LL13 0HG

Proposed erection of a new commercial B1/B8 industrial starter unit with associated landscaping, biodiversity and parking provision.

Following on from the receipt of several statutory consultee consultation responses I would like to provide the following responses on behalf of the applicant, which ought allow you to now positively determine this application.

WCBC Highways (dated 27 Jan 2025)

We attach an updated Highway Technical Note (Axis) that addresses all highway points raised; confirming the use class as B1 light industrial and/or B8 storage; correcting the floorspace error; confirming the parking spaces meet standards and that cycle parking threshold is not triggered; and addressing the items on traffic generation analysis.

We have also updated the site layout and landscape general arrangement plan which updates the parking provision on site and confirms the dimensions of the spaces in meeting Highways standards with respect mobility parking.

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NRW (dated 16 January 2025)

In response to the query as to whether the proposal might have an impact upon Phosphates the applicant can confirm that it would not.

A revised Block Plan has been submitted to show the location of the existing WC and septic tank in relation to the proposed building. The WC is accessible to all tenants on the site and this new unit would also have access to the communal WC facility.

Permission was granted in (PA Ref. P/2007/0315) for a WC block to serve the site and agreement from the Environment Agency Wales (the former NRW) sanctioned 5 cubic metres of discharge per day under licence (ref. CG040401).

The tanks has a 3,800 litre capacity which is sufficient for 24 factory personnel assuming a flow of 65 litres/person/day.

The WC / Septic is only used by 16 employees (4 FT, 8 PT and 4 weekend only) each week, so there is plenty of capacity for at least 8+ more employees using it on the site.

In the light of this, there is no additional loading on the network as the private package treatment plant has more than sufficient capacity to service the whole site and the new unit and as such there is no impact upon the Dee Valley & Bala Lake SAC.

As their letter clearly states and confirms : "ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine" and we therefore invite you to agree with our findings.

An updated PA Submission Schedule (dated 21 February 2025) is provided that highlights the new items and which ones might be superseded as a result. This proposal is seeking to deliver new economic development and job opportunities and the applicant is keen that the proposals can now be positively determined at the earliest available opportunity.

Yours sincerely



Justin Paul BA BTP MRTPI

cc **T Rosselli, Bryn-y-Pys Estate**

Encs