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Wrexham County Council
16 Lord Street
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LL11 1LG

Date: 06/03/2025
Our Ref: PLA0085696
Your Ref: P/2025/0080

Dear Sir/Madam

Grid Ref: SJ373418 337336 341892
Site: White Horse, 21 High Street, Overton, Wrexham
Development: Conversion of public house into 6 no apartments

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

Firstly, with respect to the submitted application form we acknowledge that the development proposes to discharge foul and surface water flows to a main sewer.

Foul Water

The proposed development site is located in the catchment of a public sewerage system which drains to Overton Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). We would advise that this WwTW has a new phosphorus consent limit by 2028 and is currently compliant with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. In addition, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system.

Surface Water

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. However, in this instance, we would advise that there is no agreement to communicate surface water flows into the public combined sewer. Furthermore, Planning Policy Wales highlights that any surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3).

Accordingly, as a material consideration within the planning process and notwithstanding the submitted application form, we recommend a condition that specifies no surface water flows shall communicate directly or indirectly to the public sewerage system.

Asset Protection

In addition, this site is within close proximity to a public sewer with the approximate position being marked on the attached statutory public sewer 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 location plan, it appears the proposed development would be situated outside the protection zone of the public sewers measured 6 metres either side of the centreline and therefore acceptable in principle. 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.

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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 may 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.

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.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.

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,

Shan Wyn Jones
Development Planning Officer
Developer Services

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We welcome correspondence in Welsh and English

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Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

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