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Welsh Water

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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 19/03/2025
Our Ref: PLA0085945
Your Ref: P/2025/0118

Dear Sir/Madam

Grid Ref: SJ372485 337238 348587
Site: Warehouse, Bridge Road South, Wrexham Industrial Estate, Wrexham
Development: Change of use of land to outdoor storage of vehicles and use of land as a training facility

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 and accompanying plan, we acknowledge that the development proposes to discharge foul and surface water flows to a mains sewer respectively.

We note that details of the existing drainage details are not included on the accompanying plans.

Foul Water

The proposed development site is located in the catchment of a public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). 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, whereas the WwTW has a phosphorus consent limit by the 31/03/2030 . However, the WwTW is currently failing to comply with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation.

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 surface water sewer.

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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

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Asset Protection

This site is within close proximity to a 300mm 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 submitted plans it appears the proposed development would be situated outside the protection zone of the public sewer measured 4 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.

Conclusion

We require details of the point of connection to this existing public sewer and details of existing surface water drainage for the site.

Accordingly, for the reasons outlined above, we offer a Holding response until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information

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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