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Wrexham County Council
16 Lord Street
Wrexham
LL11 1LG

Date: 27/03/2025
Our Ref: PLA0086145
Your Ref: P/2025/0199

Dear Sir/Madam,

Grid Ref: SJ333504 333358 350491
Site: 17 Egerton Street, Wrexham
Development: Discharge Of Conditions 4 (Biodiversity) And 5 (Drainage) Of Planning Permission P/2024/1363

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 offered our response (PLA0082588) on the 16/09/2024 in respect of the planning application reference P/2024/1363 and this included the following condition:

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.*

We note that the current application includes the discharge of condition 5 of planning permission P/2024/1363 and this condition includes the following details:

No development shall take place until a scheme for the drainage of foul water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use/occupation of the development.

***Reason**: To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.*

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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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Therefore, as our response did not request condition 5, we are unable to comment in relation to this current Discharge of Conditions application. However, we take the opportunity to highlight the need to include our previous condition in a reviewed decision certificate for the current proposal.

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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