

Wrexham County Borough Council
16, Lord Street
Wrexham
LL11 1LG

Date: 22/09/2023
Our Ref: PLA0075450
Your Ref: P/2023/0593

Dear Sir/Madam,

Grid Ref: Sj309491 331445 349749

Site: Land At Lower Berse Farm Bersham

Development: outline application for erection of 1520 dwellings (appearance, landscaping, layout and scale reserved).

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

Having reviewed the submitted drainage strategy (August 2023) we acknowledge that the applicant proposes to utilise a private treatment plant, or a connection to the public sewer subject to suitability of the receiving Five Fords Wastewater Treatment Works. We can advise that no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. Should a connection to the public sewer be preferred, we advise that any reinforcement works identified by way of a hydraulic modelling assessment must be completed prior to occupation of the proposed dwellings.

However, should the proposal utilise an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and the Building Regulations Authority as both are responsible to regulate alternative methods of drainage.

We request that if you are minded to grant Planning Consent for the above development that the **Condition 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 building shall be occupied until a point of connection on the public sewerage system as has been identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection option following the implementation of any necessary reinforcement works to the sewerage system, as may be identified by the hydraulic modelling assessment.

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

We note that the applicant proposes to discharge surface water to a soakaway system and nearby watercourse, and offer no objection to this in principle, for the avoidance of doubt we advise that 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'.

It is therefore recommended that the developer engage in consultation with the Local Authority, 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.

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers 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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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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Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.