

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

Date: 18/10/2022
Our Ref: PLA0068352
Your Ref: P/2022/0065

Dear Sir/Madam,

Site: The Bridgway Centre, Bridge Road, Wrexham

Development: Amended plans received hybrid application - (a) full permission to demolish existing units and erect 33 units for b1/b2/b8 use, (b) outline permission for 19 industrial (b1/b2/b8 use) with associated access, landscaping and associated works.

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, we can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site, and we acknowledge that the applicant proposes to discharge surface water flows at an attenuated rate to the nearby watercourse. In addition, no problems are envisaged with the Wastewater Treatment Works (WwTW) for the treatment of domestic discharges from this site and we can advise that Five Fords WwTW has a phosphate permit. This matter will need to be considered further by the local planning authority.

Accordingly, we would 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.

Condition

No surface water from any increase in the roof area of the building /or impermeable surface 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 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.

The applicant may also 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 now 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.

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.

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

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Gymraeg neu yn Saesneg

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