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Wrexham County
16
Lord Street
WREXHAM
LL11 1LG

Date: 02/06/2025
Our Ref: PLA0087489
Your Ref: P/2025/0390

Dear Sir/Madam

Grid Ref: SJ284425 328431 342573
Site: WHEATSHEAF WORKSHOPS, HIGH STREET, RHOSYMEDRE, WREXHAM
Development: CONVERSION OF EXISTING COMMERCIAL BUILDING AND OUTBUILDINGS INTO 16 NO ONE AND TWO BEDROOM APARTMENTS AND ALL ASSOCIATED EXTERNAL 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.

The proposed development site is located in the catchment of a public sewerage system which drains to Cefn (Cefn Mawr) Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). We would advise that this WwTW has a phosphorus consent limit and is aiming to comply with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. The current phosphate permit consent will include further limitations and this will be effective from the 31/03/2030. Accordingly, we would advise there is currently suitable capacity in the public sewerage system and downstream WwTW to accommodate foul water flows from the development subject of this application.

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 Wrexham Council, 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.

We note that the submitted plan titled 'Drainage Layout' indicates that surface water is to discharge to a surface water sewer to the south of the site at manhole reference SJ28424561 which has a positive

outfall. We also note that this submitted drawing indicates that the site is to discharge to the surface water sewer at a restricted rate of 5 l/s to which we have no objection.

Therefore, in light of the above, if you are minded to grant planning permission we request that the following condition and advisory notes are included in any subsequent consent.

Condition

Surface water flows from the development shall only communicate with the public surface water sewer at manhole SJ28424561 as shown on the attached Statutory Public Sewer Record through an attenuation device that discharges at a rate not exceeding 5 l/s.

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 planning permission herby 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.

Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections.

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 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

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 on 0800 085 3968 to establish the location and status of the apparatus. 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.

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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