

Wrexham County Council
16 Lord Street
Wrexham
LL11 1LG

Date: 27/11/2023
Our Ref: PLA0076758
Your Ref: P/2023/0800

Dear Sir/Madam,

Grid Ref: SJ307459 331019 346022

Site: Land at Former site Haford Tileries, Haford Road, Bangor Road, Johnstown, Wrexham

Development: Reserved matters pursuant to outline planning permission p/2020/0210, for a mixed use residential, business, industrial, storage and distribution and retail development.

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

ASSET PROTECTION

The proposed development site is crossed by a 225mm foul sewer, with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 meters either side of the centre line of the public sewer.

SEWERAGE

We can advise that Five Fords WwTW has a phosphate permit. This matter will need to be considered further by the local planning authority.

We acknowledge this application is for the approval of reserved matters of the original planning consent (ref: P/2013/0545) that established the principle of the development. We have no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon. We note that condition 33 requires the submission of a sewage scheme linked to a Hydraulic Modelling Assessment, we note that this has not been received, therefore we kindly request to be consulted on any subsequent future planning application submitted to discharge this condition.

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 Service



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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,
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Gymraeg neu yn Saesneg

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