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Welsh Water

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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 16/06/2025
Our Ref: PLA0087812
Your Ref: P/2025/0143

Dear Sir/Madam

Grid Ref: SJ383506 338465 350749
Site: Land South of Bryn Lane, Wrexham Industrial Estate, Wrexham
Development: Demolition of existing structures and erection of employment facilities (class B2/B8) with ancillary office accommodation (class B1A) including landscaping, parking, access and other associated works- amended plans.

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

Thank you for re-consulting us with the above-mentioned proposal.

We provided our initial response (PLA0085885) on the 18/03/2025 and this included a 'holding response' in order to verify development specific factors.

We note the submission of revised 'preliminary' drainage plans, reference numbers:

- 2721-TCG-XX-XX-DR-C-5501.P3. This includes SUDS features and a proposed foul sewer route.
- 2721-TCG-XX-XX-DR-C-5502. P3. This includes an 8m 'protection' easement notation for the route of the 225mm public sewer along the south westerly site boundary and notes in relation to foul water flows and connection. All proposed SUDS features are positioned outside of the 8m protection easement. A proposed foul water sewer is indicated along the easterly boundary and north elevation.

FOUL WATER

As advised in our initial response, the proposed development site is located in the catchment of a public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC).

We note the notation: '*Discharge of foul flows and connection in abeyance, subject to resolution from modelling study associated with Utopia development'* in the revised plan. As such, an identifiable solution

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We welcome correspondence in Welsh and English

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for mitigating the impact of, and to identify suitable off-site reinforcement works to the public sewerage system in relation to this site specific proposal remains to be detailed and confirmed.

SURFACE WATER

Our previous comments remain applicable, and we take the opportunity to highlight the need to avoid the inclusion of SUDS features within any proposed existing and/or new sewer protection zones.

ASSET PROTECTION

As previously advised, this site is crossed by a public combined 150mm public sewerage system with the approximate position being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the submitted plans and accompanying drainage strategy it appears the proposed development would be situated outside the protection zone of the public asset measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

CONCLUSION

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions 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.

No buildings on the application site shall be brought into beneficial use until such time as reinforcement works to the local public sewerage system, into which the development shall drain, have been completed as identified in a Hydraulic Modelling Assessment and written confirmation of this has been issued to the Local Planning Authority by Dwr Cymru Welsh Water.

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.

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

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.

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.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

The planning permission hereby 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.

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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