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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 20/06/2025
Our Ref: PLA0087879
Your Ref: P/2025/0427

Dear Sir/Madam

Grid Ref: SJ352507 335582 350761
Site: Land at Erlas Park, Cefn Road, Wrexham
Development: Outline application for erection of up to 900 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.

Firstly, with respect to the submitted application form and accompanying documents, we acknowledge that the development proposes to discharge foul to a public sewer and surface water flows via three systems.

We note that the application is in outline and all matters are reserved, except for highway access. The accompanying documents includes an Environmental Impact Assessment and a Flood Consequences and Drainage Strategy Report (Dated January 2025).

The site is allocated within the Wrexham Local Development Plan (Policy SP4: KSS2 Land East of Fenn Road) to deliver a residential led mixed use scheme with a minimum of 1680 new homes, to be delivered with necessary infrastructure and within a phased approach.

Pre- Application Consultation.

We can confirm that we submitted a statutory pre- application consultation (PAC) response for the proposal in April 2024(Reference PPA0008670). Our response highlighted public sewers crossing the site, sewerage network capacity and catchments limitations, with the public sewerage system ultimately discharging to a river Special Area of Conservation (SAC). At the time of our response, we acknowledged that an initial stage of a Hydraulic Modelling Assessment (HMA) had commenced.

Since our PAC response, we are aware that

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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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- NRW is currently scrutinising new developments within the catchment of the riverine SAC.
- Reinforcement works are planned for the existing WwTw for completion by the 31/03/2030 and as such **no occupation of buildings within the application site can take place.**

Proposal

Page 12 of the accompanying Drainage Report confirms:

'Welsh Water have completed a hydraulic capacity assessment on their existing combined sewer. This assessment concluded that there was insufficient capacity to receive new flows, and additional drainage measure would need to be installed to facilitate the development. This assessment considered the implications of connecting 1100 dwellings which is considerably higher than the 900 units proposed for the development. The proposed combined water storage proposed by Welsh Water is to third party land not part of this development. A new hydraulic assessment which considers the actual development buildout number and a proposal to have the attenuation on site is to take place. A copy of the correspondence with Welsh Water can be seen in Appendix D.'

Further details for the proposal should also consider the associated implications for diversion lines, new protection routes and the related effect of SUDS features, with a final SUDS scheme.

Sewerage Treatment

The proposed development would overload the existing Waste Water Treatment Works. However, a scheme is planned to rectify this and is due for completion by 31/03/2030. No buildings on the application site shall be brought into beneficial use earlier than 31/03/2030, unless the upgrading of the Waste Water Treatment Works, into which the development shall drain, has been completed and written confirmation of this has been issued by the Local Planning Authority.

As such, and to attempt to assist moving forward with a sustainable approach for key strategic development sites, we would welcome a further opportunity to discuss the progression of the above matters with the developer.

Accordingly, for the reasons outlined above, we offer a **HOLDING RESPONSE.**

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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