Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 23/06/2025
Our Ref: PLA0087954
Your Ref: P/2025/0430

Dear Sir/Madam

Grid Ref: SJ383493 338739 349209
Site: Land at Oak Road, Wrexham Industrial Estate, Wrexham
Development: Proposed employment unit and new vehicular access, car and HGV parking, servicing and storage area, landscaping and ancillary 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.

Firstly, with respect to the submitted application form and accompanying plan, we acknowledge that development proposes to discharge foul and surface water flows to a public sewer and surface water flows via sustainable drainage system respectively. We also note the accompanying documents, with the PAC report and our comments.

FOUL SEWER

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 would advise that this WwTW has a phosphorus consent limit and is currently seeking to comply with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. In addition, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system.

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

SURFACE WATER

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of

100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It would therefore be recommended that the developer engage in consultation with Wrexham County Borough 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.

A draft SUDS application is advised to accompany this current planning application, and the approach maximises the potential for controlling surface water removal at the site/adjoining land.

ASSET PROTECTION

As advised during the PAC stage, this site is currently crossed by public sewers with their approximate positions 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.

The submitted proposed plan refers to a proposed diversion for the 375mm concrete combined sewer which crosses the site *and 'that a detailed utility survey to be conducted. CCTV Survey required to determine the invert levels. Assume needs to be diverted and easement agreed/provided'.* .

The protection zone of the public sewer asset is measured 4 metres either side of the centreline, but this distance is indicative and based on industry standard guidelines, as the depth of the asset will need to be verified on site which may infer a greater protection zone. Additionally, we recommended the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site and that all SUDS features would need to avoid existing/proposed new sewer diversion routes.

This 375mm public sewer in this instance represents a strategic asset which serves a significant number of the WIE business and with direct route to the Five Fords Wastewater Treatment Works (WwTW), with additional future development sites proposed and dependent on this existing sewer.

Accordingly, for the reasons outlined above, we offer a **Holding Response** and would ask the developer to contact us to progress further with the above points and the scope of assessments required to verify the route and capacity of the proposed diversion and until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

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

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.