

Wrexham County
16 Lord Street
WREXHAM
LL11 1LG

Date: 19/10/2023
Our Ref: PLA0075916
Your Ref: P/2023/0474

Dear Sir/Madam

Grid Ref: SJ384498 338524 349883

Site: UNIT 6 PACIFIC PARK, BRIDGE ROAD, NORTH WREXHAM INDUSTRIAL ESTATE, WREXHAM

Development: VARIATION OF CONDITION 4 OF PLANNING PERMISISON P/2021/0494 TO AMEND DRAINAGE STRATEGY

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

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.

As part of this latest application for discharge of condition 4 of planning permission P/2021/0494, we acknowledge receipt of a Flood Risk Assessment & Preliminary Foul & Surface Water Drainage Strategy (reference: 20-1110 21 April 2021). The report advises of the presence of gullies and manhole covers within the opposite road, suggesting there is a highway drain available in addition to both surface water and foul sewers. However having reviewed the submitted foul and surface water drainage strategy (1110-20-01-200 Rev. P2), it is unclear where the applicant proposes to connect surface water flows. In principle a surface water connection to a highway drain or surface water sewer is acceptable, providing this does not connect to the foul sewer downstream. However further investigation is needed to determine the point of connection and outfall of surface water flows. We also note there is a lack of clarity regarding the ownership of the foul sewer that the applicant is proposing to connect to, this would require resolving under Section 104 of the Water Industry Act 1991.

Therefore, we offer a **holding objection** until such time as the above information required 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,

Jake Macmillan
Development Planning Officer
Developer Services



Welsh Water is owned by Glas Cymru – a ‘not-for-profit’ company.
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We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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