

FAO Matthew Phillips  
Head of Service, Planning Development Management  
(via e-mail)

**Date:** 29<sup>th</sup> September 2023

Dear Matthew

**Re: Development within the Lavister & Cefn Mawr Wastewater Treatment Works (WwTW) catchments**

We are content this letter be used in the place of re-consultation on the planning application development sites currently being held in abeyance by Wrexham County Borough Council (WCBC), full details of which are set out below:

**Lavister WwTW**

As you will be aware, Natural Resources Wales (NRW) have completed the permit review for Lavister WwTW and have issued the new permit, confirming that the existing phosphorus consent limit of 1mg/l is sufficient.

Accordingly, I can advise that Lavister WwTW has the capacity to treat the foul flows from the planning application development sites currently being held in abeyance by WCBC, whilst maintaining compliance with the phosphorus consent limit. As per Chris Smith's email of 27<sup>th</sup> September 2023, we understand that this amounts to 5 development sites and a total of 148 units & 6 camping pods.

If we have previously responded to a planning application outlining that a hydraulic modelling assessment is required in order to ensure that the proposed development will not hydraulically overload the public sewerage network, this particular matter will still need to be addressed in order to ensure the foul flows from the proposed development site will not cause detrimental impact to existing customers and the environment.

For clarity, we may be able to accommodate further development on top of the planning application development sites currently being held in abeyance and so will respond to any new planning consultations accordingly.

**Cefn Mawr WwTW**

As you will be aware, NRW have completed the permit review for Cefn Mawr WwTW and have issued the new permit, confirming that the existing phosphorus consent limit of 1mg/l is sufficient.

Accordingly, I can advise that Cefn Mawr WwTW has the capacity to treat the foul flows from the planning application development sites currently being held in abeyance by WCBC, whilst maintaining compliance

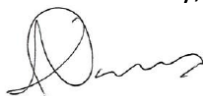
with the phosphorus consent limit. As per Chris Smith's email of 28<sup>th</sup> September 2023, we understand that this amounts to 8 development sites and a total of 306 units.

If we have previously responded to a planning application outlining that a hydraulic modelling assessment is required in order to ensure that the proposed development will not hydraulically overload the public sewerage network, this particular matter will still need to be addressed in order to ensure the foul flows from the proposed development site will not cause detrimental impact to existing customers and the environment.

For clarity, we may be able to accommodate further development on top of the planning application development sites currently being held in abeyance and so will respond to any new planning consultations accordingly.

We reserve the right to review our position on the above, but for completeness any decision to apportion the above capacity any differently to that set out is for WCBC as the competent determining authority.

Yours sincerely,



Ryan Norman  
**Development Growth Manager**  
**Developer Services**