

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

Date: 29th 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 27th 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

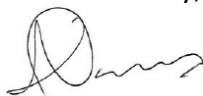
with the phosphorus consent limit. As per Chris Smith's email of 28th September 2023, we understand that this amounts to 8 development sites and a total of 306 units.

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

Chris Smith

From: Chris Smith
Sent: 29 September 2023 09:11
To: Ryan Norman
Subject: Cefn Mawr

Good Morning Ryan

NRW have confirmed a new permit has been issued for Lavister, please can you confirm for the following sites:

- there is capacity to treat additional wastewater from the proposed development within revised environmental permit limits, or
- the necessary treatment capacity to remain within revised environmental permit limits will be delivered within the agreed Asset Management Plan (AMP) and that when implemented the treatment capacity will ensure that additional wastewater generated in consequence of the proposed development will remain within the revised permit limits and
- that the sewer network and associated WwTW has the hydraulic capacity to accommodate additional wastewater without contributing to an increase in frequency or duration of storm overflows.

SAC Catchment	WwTW Name	Permit Number	Site name	Total number of proposed units	LPA Planning Application references
Dee	CEFN MAWR	CM0101301	Former Air Products	232	P/2021/1202
Dee	CEFN MAWR	CM0101301	Former Air Products (Social Club)	21	P/2021/0793
Dee	CEFN MAWR	CM0101301	Bethania Road	33	P/2022/0469
Dee	CEFN MAWR	CM0101301	Bowers Road, Cefn Mawr	2	P/2021/0422
Dee	CEFN MAWR	CM0101301	Various	14	Various
Dee	CEFN MAWR	CM0101301	Black Lion Inn, Park Road, Newbridge, Wrexham, LL14 3YS	1	P/2020/0843
Dee	CEFN MAWR	CM0101301	Bank Cottage, Cefn Mawr	1	P/2022/0773
Dee	CEFN MAWR	CM0101301	Land off Chapel Street, Acrefair, Wrexham	2	P/2021/0186

Kind Regards

Chris Smith

Arweinydd Polisi Cynllunio / Planning Policy Lead
Economi a Chynllunio/Economy and Planning



Phone Number 01978 298752



Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR



Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR



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A banner with a purple background. On the left, there is a circular inset image showing a woman, a man, and a boy walking a dog. To the right of the image, the text 'maethu cymru' is written in white, with 'Wrecsam' below it. To the right of a vertical line, the text 'foster wales' is written in white, with 'Wrexham' below it. At the bottom, there is a green bar with three icons and their corresponding contact information: a phone icon for '01978 295316', a plus icon for 'wrecsam.maethucymru.llyw.cymru', and a plus icon for 'wrexham.fosterwales.gov.wales'.