

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

Date: 22nd August 2023

Dear Matthew

Re: Development within the Five Fords & Gresford 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:

Five Fords WwTW

As you will be aware, Natural Resources Wales (NRW) have completed the permit review for Five Fords WwTW and have issued the new permit, confirming that the existing phosphorus consent limit of 1mg/l requires tightening to 0.7mg/l by 31st March 2030.

Accordingly, I can advise that Five Fords 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 both the existing and the proposed phosphorus consent limit. As per Chris Smith's email of 21st August 2023, we understand that this amounts to 29 development sites and a total of 2,912 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.

Gresford WwTW

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

Accordingly, I can advise that Gresford 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 21st August 2023, we understand that this amounts to 7 development sites and a total of 171 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