

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

Matthew Phillips

From: Chris Smith
Sent: 21 August 2023 15:38
To: Ryan Norman; MacMillan Jake (Jake.MacMillan@dwrcymru.com)
Cc: Matthew Phillips
Subject: Permit Reviews and undetermined Planning Apps

Afternoon Ryan

Further to discussions with Matthew, please confirm for the following pending 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	FIVE FORDS	CM0077801	Blast Road, Brymbo	18	P/2019/0354
Dee	FIVE FORDS	CM0077801	Former Brymbo Steelworks	300	P/2020/0649
Dee	FIVE FORDS	CM0077801	Land East of Heritage Way, Brymbo	70	P/2020/0059
Dee	FIVE FORDS	CM0077801	Land East of Tan y Bont	189	P/2016/0189
Dee	FIVE FORDS	CM0077801	Land Opposite St Peter's Close	92	
Dee	FIVE FORDS	CM0077801	Land either side of Stansty Chain	455	P/2019/0923
Dee	FIVE FORDS	CM0077801	FORMER EBENESER CHAPEL 2 CHESTER STREET WREXHAM	23	P/2021/0313

Dee	FIVE FORDS	CM0077801	Western Gateway, Ruthin Road, Wrexham	40	P/2017/0212
Dee	FIVE FORDS	CM0077801	Land north of Holt Road, Wrexham, LL13 9EH	74	P/2018/0673
Dee	FIVE FORDS	CM0077801	Community Centre, Eaton Drive, LL13 9HG	19	P/2019/0792
Dee	FIVE FORDS	CM0077801	Wynnstay Technology Park, Llangollen Road, Ruabon, LL14 6EN	43	P/2019/0805
Dee	FIVE FORDS	CM0077801	Former Hafod Tileries, Hafod Road/Bangor Road, Johnstown, Wrexham, LL14 2SP	300	P/2020/0210
Dee	FIVE FORDS	CM0077801	RUABON BUSINESS PARK SITE ADJACENT TO A483 RUABON WREXHAM	319	P/2020/0673
Dee	FIVE FORDS	CM0077801	Land North of Gatewen Road, New Broughton, Wrexham, LL11 6YA	112	P/2021/0955
Dee	FIVE FORDS	CM0077801	Ty Nos, Holt Road, Wrexham, LL3 8NE	19	P/2021/0263
Dee	FIVE FORDS	CM0077801	Land adjacent to 35 Derwent Crescent	3	P/2022/0902
Dee	FIVE FORDS	CM0077801	Land adjacent to 38-40 Hazel Grove	1	P/2022/0903
Dee	FIVE FORDS	CM0077801	KSS2, Holt Road	600	P/2021/0436
Dee	FIVE FORDS	CM0077801	Imperial Buildings Wrexham	11	P/2022/0837
Dee	FIVE FORDS	CM0077801	Ruabon Station House	1	P/20220/0459
Dee	FIVE FORDS	CM0077801	Various	84	Various
Dee	FIVE FORDS	CM0077801	Various	45	Various

Dee	FIVE FORDS	CM0077801	Westerdale, Rhos, Wrexham	6	P/2020/0430
Dee	FIVE FORDS	CM0077801	27 POYSER STREET WREXHAM LL13 7RT	2	P/2021/0928
Dee	FIVE FORDS	CM0077801	Land off Berse Road, Wrexham	43	PAC
Dee	FIVE FORDS	CM0077801	Hope St, Wrexham	12	P/2021/0528
Dee	FIVE FORDS	CM0077801	5 Church Street. Wrexham	4	P/2022/0593
Dee	FIVE FORDS	CM0077801	9-11 Regent Street	24	P/2022/0597
Dee	FIVE FORDS	CM0077801	Trem y Capel	3	P/2022/0407
				2912	

SAC Catchment	WwTW Name	Permit Number	Site name	Total number of proposed units	LPA Planning Application references
Dee	GRESFORD	CM0040601	Various	10	Various
Dee	GRESFORD	CM0040601	Various	5	Various
Dee	GRESFORD	CM0040601	Mold Road, Gwersyllt	90	P/2023/0050
Dee	GRESFORD	CM0040601	BRITISH LEGION SOCIAL CLUB WATTS DYKE LLAY WREXHAM	51	P/2021/0697
Dee	GRESFORD	CM0040601	Current Caravan site	11	P/2018/0166
Dee	GRESFORD	CM0040601	4 Sunnycastle Gwersyllt	1	P/2021/1103
Dee	GRESFORD	CM0040601	Woodville Grange, Gresford	3	P/2022/0458
				171	

Kind Regards

Chris Smith

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