

Matthew Phillips

From: Jake MacMillan [REDACTED]
Sent: 14 November 2023 11:39
To: Matthew Phillips
Subject: RE: P/2023/0776 - PLANNING APPLICATION - AMENDED DESCRIPTION

Hi Matthew,

Thank you for the below email, I can confirm that there is capacity within the public sewerage network and Five Fords WWTW (within the revised environmental permit limits) to allow the removal of conditions 3 and 4 of P/2023/0776.

Best regards,



Jake MacMillan

Development Planning Officer | Developer Services
Dŵr Cymru Welsh Water



T: 0800 917 2652 | E: 45xxx | M: 07557860559



A: PO Box 3146, Cardiff, CF30 0EH



W: dwrcymru.com



E: developer.services@dwrcymru.com

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](https://www.dwrcymru.com/en/Diolch-Awards.aspx). <https://www.dwrcymru.com/en/Diolch-Awards.aspx>

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Tuesday, November 14, 2023 8:55 AM
To: NDC Planning <NDCPlanning.Planning@dwrcymru.com>
Subject: RE: P/2023/0776 - PLANNING APPLICATION - AMENDED DESCRIPTION

***** External Mail *****

Jake,

To assist me in dealing with this application I need some additional information from you:

Removal of Condition 3

Condition 3 in its current form limits the number of spectators that can be admitted to the new Kop Stand to 4,900. This was imposed due to the phosphorous issue and sought to limit the capacity of the stand to the same number of spectators that had been permitted to use the (at the time planning permission was granted) extant Kop stand.

The effect of removing the condition would be to permit the use of the stand to its full capacity – 5,500 seats inclusive of a 500 space hospitality area. In other words, removal of the condition would permit an additional 600 sectors to use the stand.

In order for us to conclude that the removal of the condition would not have an adverse impact on the SAC we would need Welsh Water to confirm:

- 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