

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 06/04/2023
Our Ref: PLA0072145
Your Ref: P/2023/0132

Dear Sir/Madam

Grid Ref: SJ398430 339830 343081
Site: Cloy Bank Farm, Cloy Lane, Overton, Wrexham
Development: CONVERSION OF AGRICULTURAL BUILDING TO DWELLING

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and the Building Regulations Authority as both are responsible to regulate alternative methods of drainage.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

Advisory Notes

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Jake MacMillan
Development Planning Officer
Developer Services



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We welcome correspondence in
Welsh and English

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Gymraeg neu yn Saesneg

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