

Our Ref: 131651

Your Ref:

20th April 2023

Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

Dear Sir / Madam,

APPLICATION TO VARY CONDITION 1 OF APPLICATION REF HOL P/2022/0078 AT HOLT BRIDGE, BRIDGE STREET, HOLT, WREXHAM, LL13 9JG (EASTING: 341154, NORTHING: 354383).

This letter supports a planning application submitted by Fisher German LLP on behalf of Severn Trent under section 73 of the Town and Country Planning Act 1990.

The application seeks to vary condition 1 of planning permission reference HOL P/2022/0078 for the installation of a temporary overland water pipe across Farndon Holt Bridge at Holt Bridge, Bridge Street, Holt, Wrexham, LL13 9JG. Planning condition 1 requires that the use as permitted shall cease and be abandoned before 30/06/2023. All plant, equipment machinery and/or materials forming part of or connected with that use shall be removed and the land shall be returned to its previous condition, not later than one month after that date. Due to the reasons outlined below, the water pipe is required to stay in place until 30 November 2024.

To enable Severn Trent to continue to supply water, the temporary water pipe currently in place across Holt Bridge is required to remain in place for an additional period of time. It is requested that the time is extended until 30 November 2024 as the installation of the permanent solution, a new pipeline underneath the river, is taking longer than anticipated. Severn Trent are unable to remove the temporary pipe, over the bridge, until the permanent solution is operational as this would be detrimental to water supply.

Due to the River Dee being designated as a Site of Special Scientific Interest and Special Area of Conservation, there have been regular liaison and engagement with representatives of both Natural England and Natural Resources Wales with regard to the permanent solution, under the river. This engagement has extended over a number of months which has in turn delayed works on site.

Further to this, the permanent solution will require works to take place within an area of Common Land, which is located on the bank of the river. In order to secure access, a Common Land application is required. There are ongoing negotiations about the works within the Common Land and this has taken longer than first anticipated. Natural England have advised that the Common Land application could take around 6 months, particularly as there is a public right of way crossing the Common Land. The Common Land application is not able to be submitted until the final design of the permanent solution is finalised.

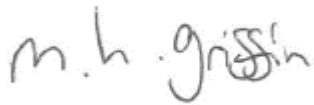
Additionally, there are seasonal weather conditions which restrict when the construction can actually take place. Some of the works on the river bank are due to take place in the floodplain, which is most at prone to flooding between November and March, and therefore works cannot take place during this period.

Due to the length of time required for the Common Land application there is not time for the construction to take place before the peak flood period and construction of the permanent solution will therefore not be able to commence until April 2024.

For these reasons, it is essential that the temporary pipe stays in place until 30 November 2024, when the permanent solution will be operational. If the permanent solution is completed ahead of schedule, then the pipe will be removed at an earlier date.

Should you have any queries then please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in grey ink that reads 'm.h. griffin'.

Maxwell Griffin

For and on behalf of Fisher German LLP

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