

Cerys Jones

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 21 June 2022 14:22
To: planning_admin
Subject: P/2022/0380 - 28, Lord Street, Wrexham, LL11 1LR (Minor)V2 - NRW Response NRW:07741757

Dear Simon

Thank you for your email.

To answer your request for clarification: We consider applications on a case-by-case basis and provided our comments on the basis of the below reasons:

The Regent Street application (P/2022/0150) was for a change of use of part of the ground floor (unit 2) to class A3 (restaurant with takeaway). The previous use was for an employment agency. Both uses could be viewed as having a similar number of staff and customers and with a similar turnover. There was no increase in size and the existing toilets would be continued to be used and shared with the other two units. We therefore viewed the development as unlikely to increase the amount of phosphorus entering the catchment as the site is similar and like for like.

The 28 Lord Street development (P/2022/0380) is for the change of use of a building from class A1 (retail) to class A3 (cafe/bar). The existing use is a charity shop. The proposal includes the use of the three floors of the building and the installation of additional toilets. For these reasons we advised that the development has the *potential* to increase the volume of wastewater and associated phosphate levels being discharged from the site via mains sewer connection.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

However, should you advise us that your Authority view the two applications as being the same in relation to discharges, then we would be happy to reconsider our responses.

Kind regards,

Rhys Jones

Tîm Cynllunio Datblygu / Development Planning Team
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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.