

Wrexham County Borough Council
16, Lord Street
Wrexham
LL11 1LG

Date: 29/03/2022
Our Ref: PLA0064529
Your Ref: P/2022/0277

Dear Sir/Madam,

Site: Hillcroft, Wrexham Road, Pentre Bychan, Wrexham

Development: Reserved matters pursuant to outline planning permission p/2019/0829 (access, appearance, landscaping, layout and scale) – erection of 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.

We can advise that Five Fords WwTW has a phosphate permit. This matter will need to be considered further by the local planning authority.

We acknowledge this application is for the approval of reserved matters of the original planning consent (ref: P/2019/0829) that established the principle of the development. We have no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.

Notwithstanding this, in relation to foul water flows, please note the applicant has not obtained/concluded approval under Section 104 of the Water Industry Act 1991 and therefore amendments may be required through this process. The applicant will be responsible for notifying the Local Planning Authority of any amendments made through this process.

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 Control Officer
Developer Services



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We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
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