

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

Date: 23/06/2022
Our Ref: PLA0066353
Your Ref: P 2022 0551

Dear Sir/Madam,

Site: Land west of Crisoil Lane, Mold Road.

Development: Reserved matters pursuant to outline planning permission p/2018/0672 (access, appearance, landscaping, layout and scale) – erection of student accommodation - 197 beds.

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/2018/0672) 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.

We note condition 8 of the outline permission states:

No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing to the Local Planning Authority (with details of sustainable drainage).

We note a comprehensive drainage scheme showing how foul, surface water & highway drainage is to be disposed of has not been submitted with this application. Therefore we kindly request to be consulted on any subsequent future planning application submitted to discharge this condition.

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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Welsh and English

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