

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 31/10/2018
Our Ref: PLA0038188
Your Ref: P/2018/0890

Dear Sir

Grid Ref: SJ3869449512 338694 349512

Site: Oak Road, Wrexham

Development: Erection of 10 MW Gas fired station and associated infrastructure

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 have reviewed the information submitted as part of this application and note that it is unclear whether a foul connection to the public sewerage system would be required as part of the proposed development. Also the preferred method to dispose of surface water runoff is unknown. Please note that due to capacity constraints with the public combined sewerage system, we wouldn't allow surface water runoff from the proposed development to be discharged into this combined sewer.

In light of the above, we would kindly request that if you are minded to grant planning permission that the following **Condition and Advisory Notes** are included within any subsequent consent.

SEWERAGE

Condition

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the site will be effectively drained; including an assessment of the potential to dispose of surface and land water by sustainable means and indicate how foul flows will communicate to the existing public sewerage system. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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,



Alaw Jones
Development Control Officer
Developer Services



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We welcome correspondence in
Welsh and English

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