

Wrexham County Council
16 Lord Street
Wrexham
LL11 1LG

Date: 06/04/2018
Our Ref: PLA0033661
Your Ref: P/2018/0241

Dear Sir

Grid Ref: SJ3253250246 332532 350246

Site: Wrexham Maelor Hospital, Croesnewydd Road, Wrexham

Development: Two-storey modular building on the site of demolished area of existing hospital to accommodate 2 day case theatres and endoscopy suite

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

ASSET PROTECTION

The proposed development site is crossed by a public sewer with its approximate position being marked on the attached Statutory Public Sewer Record. Under Section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require an easement of 3m either side of the centreline of this pipe. Should the proposed development be located within the protection zones of the sewer crossings, there would be a requirement to divert the public sewer, which can be applied for under Section 185 of the Water Industry Act 1991.

SEWERAGE

Having assessed the proposal, we note the developer proposes to dispose of foul flows via the public sewerage system. However, it is unclear how it is proposed to dispose of surface water. Reference is made on the application form that it is proposed to be discharged into a soakaway system whilst the flood consequences assessment makes reference to surface water being discharged into the public sewerage system. We would be grateful to receive clarification on the proposed method of surface water disposal for the development.

Please note that if it is proposed for surface water to be discharged into the public sewerage system, the developer will have to demonstrate that all other options for surface water drainage have been explored and exhausted due to the sensitivity of allowing surface water to enter the public sewerage system. Consideration will need to be given to the incorporation of sustainable methods of drainage into the scheme in line with Welsh Government's 'Recommended non-statutory standards for sustainable drainage (SuDS) in Wales – designing, constructing, operating and maintaining surface water drainage systems' (2017).

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.