

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 26/08/2016
Our Ref: PLA0022393
Your Ref: P/2016/0738

Dear Sir

Grid Ref: SJ3102754288 331027 354288
Site: Land East Bottom Road Summerhill
Development: 59 Residential Units

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

SEWERAGE

The proposed development would hydraulically overload the existing public sewerage system thereby leading to pollution of the environment and risk to public health and safety of existing residents. No improvements are planned within Dwr Cymru Welsh Water's Capital Investment Programme and we **OBJECT** to the development.

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

It may be possible for the developer to fund the accelerated provision of replacement infrastructure or to requisition a new sewer under Sections 98 - 101 of the Water Industry Act 1991 after first commissioning a Hydraulic Modelling Assessment to establish what improvements will be necessary to prevent the hydraulic overload.

In light of the above our recommendation is that you instruct us to undertake a Hydraulic Modelling Assessment of the local public sewerage network. This Assessment will examine the existing network and consider the impact of the introduction of flows from your development upon its performance. Where required and appropriate, the Assessment will then identify solutions and points of communication to ensure that your site can be accommodated within the system.

For the developer to obtain a quotation for the hydraulic modelling assessment, we will require a fee of £250 + VAT to engage our consultants, this fee is non-refundable. We therefore recommend that the developer engages with us as early as possible to discuss their intentions.

I note that the applicant wishes to discharge surface water run-off into the public sewer. The developer will have to explore other options for surface water drainage. Further guidance on the approach that should be taken can be found in Part H of the Building Regulations. Consideration will need to be given to the incorporate of sustainable methods of drainage into the scheme. In relation to the surface water flows from the proposed development, these will have to be disposed of separately by other means, such as using soakaways or discharging directly to a watercourse in liaison with the Land Drainage Authority and / or Natural Resources Wales

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,



Henry Jones-Hughes
Development Control Officer
Developer Services