

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 06/09/2016
Our Ref: PLA0022969
Your Ref: P/2016/0800

Dear Sir

Grid Ref: SJ2572452492 325724 352492

Site: Land East Maesteg Gwyfryn

Development: Reserved by conditions 8, 10, & 15

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

Drainage plan P2274/32 indicates that foul and surface water will drain to the combined public sewer. Whilst Welsh Water can agree to the foul drainage regime proposed, the connection of surface water to the public sewer is considered to be a last resort.

The applicant has advised on application P/2015/0613 that surface water will be drained either to soakaway or by sustainable drainage means. The drainage scheme proposed is contrary to the detail specified in the original application.

The developer will have to demonstrate that all other options surface water drainage have been explored and exhausted. 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.

Drainage plan P2274/32 does not contain details of individual plot drainage. The plots to the north of the site also do not appear to benefit from any surface water drainage.

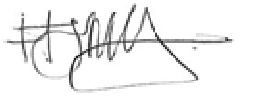
Until further information has been submitted to address the points I have raised, I would not support the discharge of condition 8 of planning permission P/2015/0613

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



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We welcome correspondence in
Welsh and English

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Nelson, Treharris, Mid Glamorgan CF46 6LY

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Gymraeg neu yn Saesneg

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