

Wrexham County
16 Lord Street
WREXHAM
LL11 1LG

Date: 14/08/2015
Our Ref: PLA0009528
Your Ref: P/2014/0905

Dear Sir

Grid Ref: SJ3370556247 333705 356247
Site: Home Farm Llay
Development: Development of 365 dwellings

I write with reference to the above mentioned planning application, and would provide the following update following on from our letter dated the 22nd January 2015.

SEWERAGE

The developer has now obtained a quote for the Hydraulic Modelling Assessment and Following discussions with the applicant we are content that a Grampian style condition will in this instance protect the public sewerage assets by ensuring that a Hydraulic Modelling Assessment and any reinforcement work is undertaken prior to occupation. We are satisfied with the following condition put forward by Wrexham;

Development shall not commence until a scheme for the provision of foul sewerage infrastructure has been submitted to and approved in writing to the Local Planning Authority. No dwelling shall be occupied until foul sewerage infrastructure has been provided in full and in strict accordance with the scheme as approved.

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.

Please be advised that the scope and cost of the solutions identified within the Hydraulic Modeling Assessment should be made available to all parties once completed.

Please ensure that any officer reports associated with this application and advisory notes highlight the need for this work to be undertaken.

In addition to the above condition, we request that should planning be permitted the following conditions are placed on the planning decision notice.

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

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

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 provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and 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.

Foul water and surface water discharges shall be drained separately from the site.

SEWAGE TREATMENT

The developer has engaged with Welsh Water and has commissioned a Feasibility Study which has identified that the Gresford Waste Water Treatment Works can accommodate the development site. I would therefore request that our initial objection is removed in relation to the sewage treatment comments made in my letter dated the 22nd January 2015.

Advisory Notes

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. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

Welsh Government introduced the Welsh Ministers Standards on the 1st October 2012 and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with us at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on our Developer Services Section of our website - www.dwrcymru.com



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr 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.

Further information on the Welsh Ministers Standards can be found on the Welsh Government website - www.wales.gov.uk

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

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