

Wrexham County Borough Council
16, Lord Street
Wrexham
LL11 1LG

Date: 30/06/2021
Our Ref: PLA0057794
Your Ref: P/2021/0564

Dear Sir/Madam,

Site: Stables Cottage access road to Bangor on Dee Racecourse, Wrexham.
Development: Change of use of land to allow siting of 4 glamping pods and 2 shepherd's huts.

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

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Wrexham Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Building Regulations Authority / Approved Building Inspector as both are responsible to regulate alternative methods of drainage.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

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,

Rhodri Perry
Development Control Officer
Developer Services



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We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
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