

Wrexham County  
16  
Lord Street  
WREXHAM  
LL11 1LG

**Date: 17/11/2020**  
**Our Ref: PLA0051195**  
**Your Ref: P/2020/0475**

Dear Sir

**Grid Ref: SJ350518 335150 351920**

**Site: Borrass Park Community Primary School, Borrass Park Road, Wrexham**

**Development: One storey and two storey extensions, refurbishment works and associated parking areas and outdoor recreation and games areas**

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 1300mm diameter combined gravity 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. However, having regard to the proposed site layout, it is unclear whether any operational development would be undertaken within the protection zone of the public sewer measured 6.5 metres either side of the centreline. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site. Should the proposed development be located within the protection zone of the public sewer there would be a requirement to divert the public sewer under Section 185 of the Water Industry Act albeit may prove unviable for the purposes of this development, given the size of the sewer, and therefore should the proposed development be located within the protection zone we recommend it is repositioned to accommodate for the required protection zone.

In the first instance, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its relationship to the proposed development

## **SEWERAGE**

Having reviewed the Foul Drainage Statement dated September 2020, we would advise that foul flows from the proposed development can be accommodated within the public sewerage network. We also note that surface water is to be discharged into a sustainable drainage system.

In light of the above and given the omission of a detailed drainage strategy, we would kindly request that if you are minded to grant Planning Consent for the above development that the following Condition and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

### **Condition**

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

### **Advisory Notes**

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires 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 County Borough 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.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

The applicant is also advised that 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 the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus.



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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

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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Gand CF46 6LY.

Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Alaw Jones**  
**Development Control Officer**  
**Developer Services**



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