

Wrexham County Council
16 Lord Street
Wrexham
LL11 1LG

Date: 30/08/2019
Our Ref: PLA0043854
Your Ref: P/2019/0546

Dear Sir/Madam,

Grid Ref: SJ2945853287 329458 353287

Site: Former Brymbo Steelworks, Brymbo, Wrexham

Development: Outline permission for up to 450 dwellings (Class C3), provision of a primary school, small district centre comprising up to 1,395 sq m of class A1 retail, multi-functional green infrastructure including children's play area and informal open space.

In respect of the aforementioned planning application, we can confirm that Dwr Cymru Welsh Water (DCWW) have been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

As part of statutory pre-application consultation, we carried out an assessment of the local public sewerage network and by response highlighted concerns with the capacity of the network to accommodate this proposed development, which is consistent with the proposal description subject of this application (Ref: P/2019/0546). Having reviewed the planning history of this site, we acknowledge that outline planning permission was originally granted in November 1997 (Ref: CB00016), and subsequently extended, for a residential development with leisure, retail, B1, B2, and B8 uses, which appears has lapsed recently. Following original grant of outline permission, we can confirm that the developer has engaged in extensive discussions with DCWW regarding a drainage strategy for the wider site and the drainage infrastructure is now largely completed. However, whereas the original permission was granted subject to a condition that limits the development to a maximum of 300 dwellings, this latest application comprises a larger development site area amounting to a further 150 dwellings as well as an additional area over 1000sqm of retail floorspace. Nonetheless, whilst the original consent has lapsed, we also acknowledge that outline planning permission has been granted (Ref: P/2017/0105) for the erection of a new primary school and forms part of the same site area as this development.

In addition, notwithstanding longstanding discussions regarding the drainage strategy for this site, as of 7th January 2019 this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore 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'. Historically, the site may have been exempt in the event outline planning permission was already granted and on the understanding that an application for reserved matters would be submitted before 7th January 2020. However, given that the original consent has lapsed, we would recommend that the developer engage with Wrexham County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features and establish if SAB consent is required in this instance. 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.

Furthermore, we advise that the proposed development site is crossed by a public combined sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, DCWW requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the submitted 'Landscape Masterplan' (Drawing No. RG-M-14), it appears parts of the proposed development would be situated within the protection zone of the public sewer measured 3 metres either side of the centreline. It may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act and we request that they contact us to discuss and consider possible solutions.

Notwithstanding the above, if minded to grant planning consent, we would request that the following **Conditions and Advisory Notes** are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Conditions

No reserved matters application shall be approved by the Local Planning Authority and no development of that reserved matter site shall commence until a scheme for the disposal of foul water for that reserved matter site and/or other identified part has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall, together with other schemes approved in discharge of this condition, demonstrate that:

- a) No more than 300 units and primary school permitted under this outline permission shall communicate with the public sewer at or downstream of manhole SJ29538601.*
- b) A point of connection on the public sewerage system is identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection options following the implementation of any necessary reinforcement works to the sewerage network as may be identified by the hydraulic modelling assessment. The scheme shall be implemented in accordance with the approved details prior to the communication of any flows with the public sewer network and shall be retained for the lifetime of the development.*

Reason: To prevent hydraulic overloading of the public sewerage system, protect the health and safety of existing residents, ensure no pollution of or detriment to the environment and to ensure the site can be effectively drained.



No reserved matters application shall be approved by the Local Planning Authority and no development of that reserved matter site shall commence until a scheme for the disposal of foul, surface and land water, for that reserved matter site and/or other identified part has been submitted to and agreed in writing by the Local Planning Authority. 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.

Advisory Notes

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore require approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It would therefore be 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 proposed development site is crossed by public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. The positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within a specified easement zone either side of the centreline of the public sewers. The applicant is advised to contact Welsh Water to discuss.

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.

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



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