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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 29/07/2025
Our Ref: PLA0088803
Your Ref: P/2025/0528

Dear Sir/Madam

Grid Ref: SJ416395 341692 339533
Site: Big Green Farm, Ellesmere Lane, Penley, Wrexham
Development: Erection of 3 dwellings

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

Firstly, with respect to the submitted application form we acknowledge that the development proposes to discharge foul water via mains sewer and surface water flows via sustainable drainage system and soakaway. We note the accompanying proposed drainage plan reference D-0501 which identifies the location of the adjacent public sewer and manhole reference.

Foul Water

The proposed development site is located in the catchment of a public sewerage system which drains to Penley Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC).

We would advise that this WwTW has a new phosphorus consent limit by 2030 and is currently compliant with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. In addition, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system. and offer a condition aligning to the date of delivery as recommended below:

> *No buildings on the application site shall be brought into beneficial use earlier than 31/03/2030, unless the upgrading of the Waste Water Treatment Works, into which the development shall drain, has been completed and written confirmation of this has been issued by the Local Planning Authority.*

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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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Surface Water rev

Turning to surface water drainage, 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'. However, in this instance, we offer no objection to proposals for disposal of surface water flows into a soakaway, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

As such, no surface water flows shall communicate directly or indirectly to the public sewerage system.

Asset Protection

In addition, this site is partly crossed with a 150mm public sewer with the approximate position being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to the submitted plans, it appears the proposed development would be situated within the protection zone of the public asset measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

In this instance, it appears there is sufficient space and scope to ensure the development and associated features e.g landscape, SUDS do not intrude the related asset protection zone. Therefore, we recommend that the submitted plan is amended to take this into account and respectfully request to be re-consulted on receipt of this information. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

Accordingly, for the reasons outlined above, we offer a **Holding response** until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information

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,

Shan Wyn Jones
Development Planning Officer
Developer Services

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