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Wrexham County Council
16 Lord Street
Wrexham
LL11 1LG

Date: 12/09/2025
Our Ref: PLA0089760
Your Ref: P/2025/0644

Dear Sir/Madam

Grid Ref: SJ271423 327231 342478
Site: Trevor Basin Off, Station Road, Trevor, Llangollen, Wrexham
Development: Variation Of Condition 2 Of Reserved Matters Approval P/2024/0350 To Amend Approved Site Layout Plan

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

We previously offered our response (PLA0080111) on the 17/05/2024 and planning application reference P/2024/0350. This was in regard to the variation in the wording of condition 34 of planning permission P/2022/0878 .We offered no objection to the proposed variation and note that this was subsequently approved on the 20/01/2025 , and reads as follows:

> *No part of the development shall be occupied until the foul / waste water drainage scheme has been fully implemented in strict accordance with plan ref: GA Drainage Plan V18.*
>
> ***Reason:** To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policy DM1 of the Wrexham Local Development Plan.*

This current application seeks to vary conditions 2 regarding the set of approved plans attached the same planning permission. The proposed plan amendments focus on an area which adjoins the previously approved site plan. We can confirm that we have recently offered our response (PLA0089746) on a separate planning application for a proposed car park for this location.

We have no objections for this consultation and request that all drainage related conditions are maintained in a new decision certificate for the proposal, alongside our advisory notes. We highlight that that, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, 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.eed to consider a SUDS

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