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Welsh Water

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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 02/10/2025
Our Ref: PLA0090085
Your Ref: P/2025/0690

Dear Sir/Madam

Grid Ref: SJ276521 327771 352274
Site: Tomlinsons Dairy, Five Crosses Industrial Estate, Minera,Wrexham
Development: Change of use of building from 'dairy only' to mixed use class B2 (general industrial) and B8 (storage and distribution)

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 and accompanying details we acknowledge that the development proposes to discharge foul water via mains sewer and surface water flows via sustainable drainage system respectively.

We note the original permission for the site (P/2005/1430) for the 'Construction of new dairy building, vehicle maintenance building and associated milk storage facilities, together with extension of access roads, attenuation ponds, car parking, lorry parking and landscaping', issued in 2006 and this includes a specific drainage condition, number 3:

'No development shall commence until a scheme has been submitted to and approved by the Local Planning Authority to show the permanent removal of surface water connections to the public sewerage system at the existing dairy site at Pen y Palmant Fram, Miners as identified on drawing number (WW_10) and the provision of a replacement drainage scheme. The scheme as approved shall be fully implemented before any development commences on the new dairy building subject to this application and the scheme shall be maintained in accordance with the specification as approved.'

We provided a response (PLA0007074) for the construction of a new industrial building to be used for blow moulding of poly milk bottles at the site in 2014, LPA reference P/2014/0410 and raised no objections, subject to conditions and advisory notes.

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We welcome correspondence in Welsh and English

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We note the drainage condtions attached to the above planning permisisons. Our records do not currently indicate the approved details for the above drainage conditions. We would appreciate a copy of the approved details for the above related drainage conditions to be provided to us to enable a full response to the current application.

Accordingly, for the reasons outlined above, we offer a **HOLDING RESPONSE** until such time as additional 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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