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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 22/12/2025
Our Ref: PLA0092100
Your Ref: P/2025/0896

Dear Sir/Madam,

Grid Ref: SJ305493 330621 349357
Site: Land North Of Bersham Bank, Bersham, Wrexham, LL14 4LL
Development: Erection of classroom structure and composting wc, including installation of new pathway/hardstanding

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 note that the application seeks the installation of a new purpose-built classroom structure. It is proposed to erect a single-storey, timber frame and timber clad structure located to the west of the car park area.

FOUL WATER

The application does not intend to dispose of foul via the main sewer. As such we have no comments to make in respect to the public sewerage network. As the proposal intends utilising an alternative to mains drainage for foul water, we advise that the applicant seek advice from the Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method of drainage.

SURFACE WATER

Turning to surface water, we note that the application seeks to dispose of surface water via soakaways. To ensure there is no detriment to the public sewerage network we request that should you be minded to grant planning permission the following **Conditions and Advisory Notes** are included.

Conditions

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

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in pre-application consultation with the Local Authority, as the relevant 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.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

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,
Olivia Davis
Lead Development Planning Officer
Developer Services