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Phillip Mullineux
Wrexham County Borough Council

Date: 05/02/2026

Dear Sir/Madam,

**Foul Drainage Strategy : Updated Position and Confirmation of Superseded Report
P/2023/0497 Land North Of, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9US**

This note has been prepared to provide an updated position on the foul drainage strategy for the proposed development at Land off Bryn Lane, Wrexham. Noting a recent response from Natural Resources Wales in February 2026, it summarises the correspondence received from Dŵr Cymru Welsh Water (DCWW), outlines the findings of the recently completed Hydraulic Modelling Assessment (HMA), and confirms that the earlier technical note *TE1624-TE-00-XX-TN-GE-002-V02 (June 2023)* is now superseded.

DCWW issued a formal response dated 30 May 2023 acknowledging the proposed development and advising that it lies adjacent to a predominantly combined public sewer network discharging to Five Fords Wastewater Treatment Works. In this response, DCWW confirmed that the existing system does not have sufficient capacity to accommodate the foul flows associated with the development without causing detriment to existing customers or risks to the environment. They also confirmed that there were no planned reinforcement works within their current Capital Investment Programme to address this shortfall. Accordingly, DCWW recommended that a Hydraulic Modelling Assessment be commissioned to identify suitable points of connection and any upgrade works required to support the development.

Following this advice, Tier Consult engaged DCWW to undertake the HMA. This assessment established the specific upgrades necessary within the public sewerage network to enable the development to connect in a manner that is both technically feasible and sustainable. The findings have since informed discussions between the relevant parties, and the required network improvements have now been incorporated into the Wrexham CBC Investment Zone. This provides a clear and coordinated pathway for delivering the reinforcement measures necessary to facilitate the development.

In view of these developments, the drainage strategy set out in the June 2023 report is no longer valid. This Technical Note therefore confirms that the earlier report is now formally superseded.

The revised drainage strategy reflects the outcomes of the HMA and the confirmed programme of network upgrades. The preferred approach is now to discharge foul flows from the development directly into the existing public foul sewer network at the connection point identified through DCWW's modelling. This connection will be made once the requisite upgrades within the Investment Zone have been completed. The proposed arrangements will be progressed through a Section 106

application under the Water Industry Act 1991, in accordance with DCWW's adoption and connection procedures, and all design elements will comply with the standards for foul sewers and lateral drains.

This approach provides a deliverable and sustainable solution that reflects the latest technical evidence and infrastructure delivery commitments. It also ensures that foul flows from the development can be accommodated in a controlled manner without adverse impact on the wider sewerage system.

On the matter of phosphate, please refer to the Planning Technical Note – Phosphates and Nutrient Neutrality, whilst noting the contents of this letter regarding previous Tier documents.

The Planning Technical Note – Phosphates and Nutrient Neutrality explains how the Utopia City scheme can be justified on this topic, including on the basis that foul drainage will discharge to sewer.

Should you require any further clarification or wish to discuss this updated strategy, please do not hesitate to contact us.



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