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Wrexham County Council
16 Lord Street
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LL11 1LG

Date: 12/02/2026
Our Ref: PLA0093100
Your Ref: P/2025/0832

Dear Sir/Madam

Grid Ref: SJ373574 337473 357479
Site: DARLAND SCHOOL AND SPORTS CENTRE CHESTER ROAD ROSSETT
Development: ENGINEERING OPERATIONS TO INSTALL NEW DRAINAGE SYSTEM AND THE SITING OF SHIPPING CONTAINERS AND LANDSCAPING WORKS

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 we previously provided our response on 24th Dec under reference PLA0092463. Since this time, we acknowledge that a Drainge Strategy has been uploaded in support of the application.

SURFACE WATER DRAINAGE

We note that removal of surface water is intended via discharge to the watercourse located on the north-eastern boundary of the site is proposed as the primary method of discharge. This is in line with the existing drainage regime. The existing multiple outfalls to the beck will be removed and replaced with a single point of discharge with a flow control.

As the proposal does not intend to communicate with the public sewerage network, we have no objection to the proposal in principle. The acceptability of the drainage strategy will be assessed via a SAB application and we therefore reiterate our previous comments below.

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'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources

Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems

Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewerage system. In addition, please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following **Condition(s) and Advisory Notes** are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

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

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.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e., a drain which extends beyond the connecting property boundary) or via a new sewer (i.e., serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The planning permission hereby granted does not extend any rights to carry out any works permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.

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
Development Planning Officer
Developer Services

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Glas Cymru Cyfyngedig

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We welcome correspondence in Welsh and English

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Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

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