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Wrexham County Council
16 Lord Street
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LL11 1LG

Date: 13/02/2026
Our Ref: PLA0093069
Your Ref: P/2025/0885

Dear Sir

Grid Ref: SJ273508 327414 350806
Site: THE HOLLIES NEW BRIGHTON MINERA
Development: OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED)

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

SURFACE WATER

As of 7th January 2019, this proposed development may be 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.

In the absence of an accompanying surface water drainage strategy, it is recommended that the developer engage in consultation with the Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. 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.

SEWERAGE NETWORK

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

SEWERAGE TREATMENT

The proposed development site is located in the catchment of a public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). We would advise that this WwTW has a phosphorus consent limit and is currently compliant with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. Accordingly, we would advise there is currently suitable hydraulic capacity in the public sewerage system and downstream WwTW to accommodate foul water flows from the development subject of this application.

ASSET PROTECTION

Having had an opportunity to review the application submission package, we advise that the proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the site location plan, it appears the proposed development would be situated within the protection zone of the public sewer measured 3 metres either side of the centreline. It may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act and we request that they contact us to discuss and consider possible solutions.

It is noted from the Proposed Site Layout Plan that an application to divert the sewer has been progressed; and a proposed 3m easement has been included for the new sewer.

We issue a ***holding response*** until such a time the applicant has obtained technical approval for a S185 to divert the aforementioned asset.

We encourage the Applicant to provide the LPA the full details and technical approval in principle for the Section 185, in order to demonstrate the proposal's acceptability and allow DCWW to review our holding response.

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

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We welcome correspondence in
Welsh and English

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