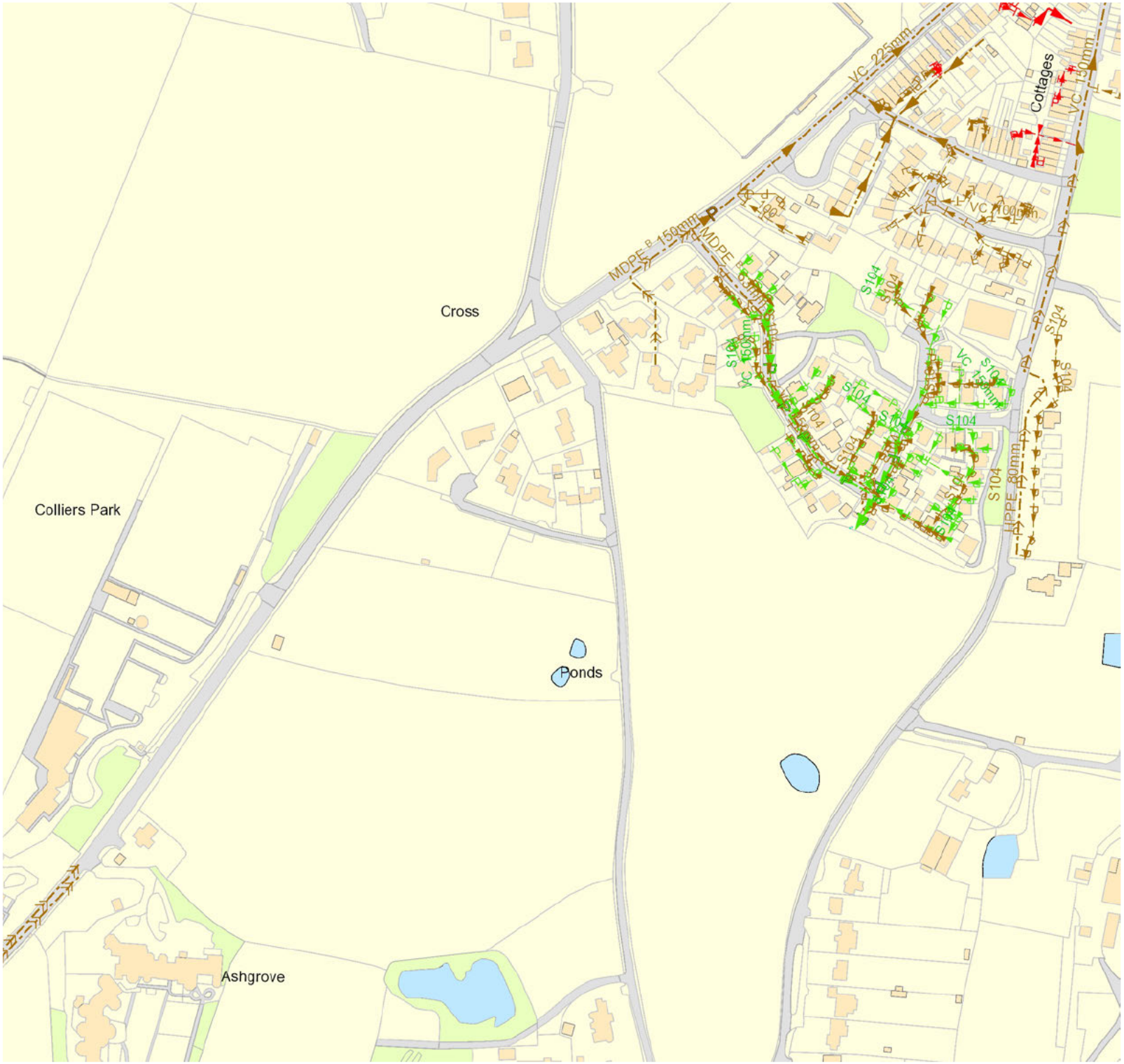


Dŵr Cymru
Welsh Water

PPA0010106 Public Sewer Record

N
W E
S

LEGEND(Representative of most common features)

Waste network:

- Foul chamber
- Surface water chamber
- Combined chamber
- Combined sewer overflow
- Special purpose chamber
- Treatment works
- Non Dwr Cymru
- Pumping station
- Outfall
- Lamphole
- Storm Overflow
- Rising main
- Gravity sewer
- Private sewer
- Private sewer subject to Sect. 104 adoption agreement
- Private Sewer Transfer
- Lateral Drain
- Inspection Chamber

NB: Sewer symbol colour indicates the type.

RED -Combined
BLUE -Surface Water
BROWN -Foul
Purple -Former S24 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as partof any risk assessment prior to excavation

Dwr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon In the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. The information which is supplied hereby the company, is done so in accordance with statutory requirements of sections 198 and 199 f the water industry Act 1991 based upon the best Information available and in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclosure the existence of a drain sewer or disposal main laid before 1 September 1989, or if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information us entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the company's right to be compensated for any damage to its apparatus.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE

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Map Ref:	334639.354260
Map Scale	1: 3,200
PrintedBy	Jeremy Hackman
PrintedOn	13/05/2026

Dŵr Cymru
Welsh Water

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Savills
2 Kingsway
Cardiff
CF10 3FD

Date: 13/05/2026
Our Ref: PPA0010106

Dear Na

Grid Ref: 334412 354199
Site Address: Colliers Park Training Ground, Chester Road, Wrexham
Development: Construction of a new Sports Training Pavilion with supporting infrastructure and associated works.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

In respect of the aforementioned, we acknowledge that the application relates to a major development and therefore, in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, there is a statutory requirement to undertake pre-application consultation with any 'Specialist Consultees' including the water and sewerage undertaker concerned.

Firstly, we note that the proposal seeks the Construction of a new Sports Training Pavilion with supporting infrastructure and associated works.

The site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

As part of our assessment, we have reviewed the supporting plans and documents: Drainage Layout; and Flood Consequences Assessment and Drainage Strategy Statement.

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We welcome correspondence in Welsh and English

Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.

In terms of foul drainage, the scheme includes a Tricel Sewage Treatment Plant Tank which connects to the existing chamber on Site. The existing light column located on Site will be relocated in order to accommodate the proposed foul water drainage.
In terms of surface water disposal, we not that drainage proposals are subject to soakaway testing, as annotated on the Foul and Surface Water Drainage Layout.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the vicinity of a public sewerage system which drains Gresford WwTW, which is within the River Dee SAC and has a phosphates consent limit of 2 mg/l.

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications.

The Applicant is advised to discuss this matter further with the local planning authority.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

FOUL DRAINAGE

We note the scheme intends to utilise the existing Package Treatment Plant. As the application does not intend to dispose of foul via the main sewer, 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 DRAINAGE

We note that surface water will be disposed of via sustainable drainage systems however, drainage proposals are subject to soakaway testing.

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 which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

In the absence of an accompanying detailed surface water drainage strategy, please be advised we would not allow surface water runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewer. In addition, please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.

Furthermore, the National Planning Policy Framework (NPPF) highlights the need to facilitate improvements in water quality (182), and consider the cumulative impacts on areas susceptible to flooding (171), taking a proactive approach to mitigating and adapting to climate change (162). Moreover, NPPF recognises the need to help improve local environmental conditions, including water quality (187), and ensure that risks can be managed through suitable adaptation measures, including through sustainable drainage systems (164).

It is therefore recommended that the developer consult with Wrexham Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. 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.

POTABLE WATER SUPPLY

Welsh Water do not supply potable water to this area therefore we have no comments on the proposed development. We would advise that the Applicant consult the water provider for this area for further advice.

FURTHER CONTACT

If you have any questions about the above response, please contact Olivia Davis who is the Development Planning Officer for Wrexham at: developer.services@dwrcymru.com or on 0800 917 2652. They will be happy to assist you further.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Matthew Lord
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*

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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

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.

[redacted]

Good morning

We have no specific comments to make on the ecology information provided.

However, the River Dee and Bala Lake SAC is currently failing to achieve its conservation targets for phosphorus, development which adds phosphorus into a failing SAC, e.g. from foul water flows, cannot be permitted. Information in the PAC suggests the development displaces current uses, this could be considered to be neutral with regards to phosphorus. An explicit statement setting out the phosphorus implications of the proposal is required with a planning application.

Kind Regards

Planning Policy

[redacted]

Dear Sir / Madam,

On behalf of Wrexham AFC, please find attached letter and notice regarding the pre-application consultation for the construction of a new Sports Training Pavilion with supporting infrastructure and associated works at the Football Association Wales Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW.

The pre-application consultation commences today, 30 April 2026, and will run until 28 May 2026.

Should you wish to make any representations on the proposed application, you may do so using the contact details provided in the attached notice.

Thank you.

Kind Regards,
Savills.

Annwyl Syr / Madam,

Ar ran Clwb Pêl-droed Wrecsam ("Wrexham Association Football Club") , atodir llythyr a hysbysiad ynghylch yr ymgynghoriad cyn-ymgeisio ar gyfer adeiladu pafiliwn hyfforddi chwaraeon newydd gyda'r isadeiledd ategol a'r gwaith cysylltiedig ym Maes Hyfforddi Parc Colliers yng Ngresffordd, Wrecsam, LL12 8PW.

Mae'r ymgynghoriad cyn-ymgeisio yn dechrau heddiw, 30 o Ebrill 2026, a bydd yn rhedeg tan 28 o Fai 2026.

Os hoffech wneud unrhyw sylwadau ar y cais arfaethedig, gallwch wneud hynny gan ddefnyddio'r manylion cyswllt a ddarperir yn yr hysbysiad atodedig.

Diolch.

Cofion Cynnes,
Savills.

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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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[redacted]

Dear Sir/Madam,

I acknowledge receipt of the notification to the North Wales Fire and Rescue Authority in relation to the above application.

Wrexham AFC should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/

https://www.ukfrs.com/index.php/promos/16847

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales) for any buildings to be on site.

The plan/s has been retained for record purposes.

Yours faithfully

G. K. Lowry

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:
Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second

through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas - 200 metres

Industrial Estates - 150 metres

Town Centre Areas - 90 metres

Commercial (Offices & Shops) - 100 metres

Residential Hostels - Adjacent to access

Hotels - Adjacent to access

Institutional (Hospitals & Old Persons Home) - Adjacent to access

Old Persons Home - Adjacent to access

Educational (Schools & Colleges) - Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

Access required for emergency vehicles as Approved Document B Volume 2;-

Part B5 - Access and facilities for the Fire and Rescue Service provides the following requirements detailed under section 17 –

Table 20 Typical fire and rescue service vehicle access route specification

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

Table 19 Fire and rescue service vehicle access to buildings (excluding blocks of flats) not fitted with fire mains

Total floor area (1) of building m2	Height of floor of top storey above ground (2)	Provide vehicle access (3)(4) to:	Type of appliance
Up to 2000	Up to 11 Over 11	See paragraph 17.2 15% of perimeter (5)	Pump High reach
2000-8000	Up to 11 Over 11	15% of perimeter (5) 50% of perimeter (5)	Pump High reach
8000-16,000	Up to 11 Over 11	50% of perimeter (5) 50% of perimeter (5)	Pump High reach
16,000-24,000	Up to 11 Over 11	75% of perimeter (5) 75% of perimeter (5)	Pump High reach
Over 24,000	Up to 11 Over 11	100% of perimeter (5) 100% of perimeter (5)	Pump High reach

[redacted]

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddwy ac yn ateb yn eich dewis iaith heb oedi.
We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

Gwnewch yn siŵr eich bod yn profi'ch larwm mwg yn rheolaidd. Os nad oes gennych larwm, neu os ydy'ch larwm wedi torri, ffoniwch 0800 169 1234 neu ewch i www.northwalesfire.gov.wales am gyngor ynglŷn â beth i'w wneud nesaf.
Please make sure that you regularly check your smoke alarm. If you do not have one, or find that the one that you do have is not working, call 0800 169 1234 or visit www.northwalesfire.gov.wales for advice on what to do next.

Peidiwch ag argraffu'r e-bost hwn oni bai fod hynny'n wirioneddol anghenrheidiol /
Please don't print this e-mail unless you really need to.

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North Wales Fire and Rescue Service, St Asaph Business Park, Denbighshire, LL17 0JJ.

[redacted]

Good morning,

Thank you for the pre-application consultation on the development at Colliers Park, Wrexham.

Having consulted the information held within the Historic Environment Record, aerial photography and LIDaR, I can confirm that there are no obvious archaeological implications for the development.

For ease of contact, could my email address be used for contact for future consultations, the planning@heneb one tends to get missed, and delays occur. I can then pass on the consultation to the correct region within the heneb organisation, or deal with it myself.

Diolch,

Neil

Neil Bayliss | Clwyd-Powys
Archaeolegydd Cynllunio | Planning Archaeologist
01938 532766
Neil.Bayliss@heneb.org.uk

[redacted]

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

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[redacted]

Dear Sir/Madam,

Thank you for your letter of 30 April to the Land Use Planning advice team of the Health and Safety Executive (HSE), requesting our comments on a planning pre-application for a new sports training pavilion at Colliers Park, Gresford, Wrexham.

HSE is a statutory consultee for planning applications certain developments within the Consultation Zones of major hazard sites and major accident hazard pipelines under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

These types of development include developments which are otherwise likely to result in a material increase in the number of persons working within or visiting the notified area (once the construction work has been completed).

HSE has developed a Web App (https://pa.hsl.gov.uk/) to provide planning authorities and developers with HSE's Land Use Planning advice for new developments.

In this case, we can confirm that the proposed development does not lie within the Consultation Zone of any of the major hazard sites or major accident hazard pipelines considered by HSE. Therefore, based on the information provided there is no need to consult HSE's Land Use Planning advice team on this application, and we have no comments to make.

We hope that this takes the pre-application consideration forward.

Yours sincerely

Richard Lomax | Land Use Planning advice team
Health and Safety Executive | CEMHD 5B
[redacted]

[redacted]

[redacted]

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Dear Sir / Madam,

On behalf of Wrexham AFC, please find attached letter and notice regarding the pre-application consultation for the construction of a new Sports Training Pavilion with supporting infrastructure and associated works at the Football Association Wales Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW.

The pre-application consultation commences today, 30 April 2026, and will run until 28 May 2026.

Should you wish to make any representations on the proposed application, you may do so using the contact details provided in the attached notice.

Thank you.

Kind Regards,
Savills.

Annwyl Syr / Madam,

Ar ran Clwb Pêl-droed Wrecsam ("Wrexham Association Football Club") , atodir llythyr a hysbysiad ynghylch yr ymgynghoriad cyn-ymgeisio ar gyfer adeiladu pafiliwn hyfforddi chwaraeon newydd gyda'r isadeiledd ategol a'r gwaith cysylltiedig ym Maes Hyfforddi Parc Colliers yng Ngresffordd, Wrecsam, LL12 8PW.

Mae'r ymgynghoriad cyn-ymgeisio yn dechrau heddiw, 30 o Ebrill 2026, a bydd yn rhedeg tan 28 o Fai 2026.

Os hoffech wneud unrhyw sylwadau ar y cais arfaethedig, gallwch wneud hynny gan ddefnyddio'r manylion cyswllt a ddarperir yn yr hysbysiad atodedig.

Diolch.

Cofion Cynnes,
Savills.

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Os nad chi yw'r derbynnydd bwriadedig, mae unrhyw ddatgeliad, copïo, dosbarthu neu unrhyw gamau eraill a gymerir gan ddefnyddio'r wybodaeth sydd yn yr e-bost hwn wedi'u gwahardd yn llym. Rhowch wybod i'r anfonwr am y gwall fel y gellir dilyn gweithdrefnau mewnol, a dileu'r cyfathrebiad o'ch system ar unwaith wedi hynny.

Our Ref: CAS-307558-B2Z4
Your Ref: Colliers Park

Savills
2 Kingsway
Cardiff
CF10 3FD

Dyddiad/Date: 26 May 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Statutory pre-application consultation – Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended

Bwriad/Proposal: The construction of a new sports pavilion with supporting infrastructure and associated works

Lleoliad/Location: Colliers Park, Gresford, Wrexham

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 30 April 2026.

We have **concerns** with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding **foul drainage**. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation, under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note that the intention is to dispose of foul drainage to a private sewerage system, (package treatment plant). According to our records, and give the scale of the proposals the proposed development is located within a publicly sewered area. The installation of private sewage treatment facilities within publicly sewered areas is not normally

considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Section 6.6.21 of Planning Policy Wales states 'Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible...'

Government guidance on private sewerage in Welsh Government Circular 008/2018 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

We therefore advise the Applicant to either amend their proposals to ensure that the foul drainage is connected to the mains sewerage system or provide detailed evidence to demonstrate that it is not reasonable to connect.

The Applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Approach the sewerage undertaker to reach an agreement for a connection to the foul sewer.
- If the sewerage undertaker refuses connection to the public sewer, request that they adopt the proposed treatment system.
- If the sewerage undertaker refuses both of the above, you must appeal the refusal with Ofwat.

For further details please see Natural Resources Wales / Private sewage treatment in an area with a public sewer
The Applicant should be aware that should a connection to the mains sewer not be feasible, they will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.

As stated above, we expect developers discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. We will not normally grant a discharge permit for a private sewage treatment system where it is reasonable to connect to the public foul sewer. We also expect discharges of trade effluent to connect to the public foul sewer where it is reasonable to do so and subject to the sewerage undertaker granting a trade effluent consent or entering into a trade effluent agreement.

Applicants wishing to operate a private sewerage system will need ***either*** to apply to us for an environmental permit ***or*** register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

A step by step guide to registering an exemption can be found on our website.

If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit, further details can be found here. Should a permit be required further information may be needed as part of that application process. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found here.

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

Please note, a lack of capacity, or plans to improve capacity in the sewer, is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an environmental permit or exemption for private treatment facilities in such circumstances.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

If at the full application stage a package treatment plant is to be used to provide foul drainage for the proposed pavilion building which has the potential to increase the amount of nutrients being discharged from the site, we refer you to our Advice and advise you provide the Local Planning Authority (LPA) with further information, as identified in the section titled “What does this mean for development proposals involving private sewage treatment systems?” of that advice. If justification for private treatment is not adequalty qualified and a mains connection is persued, then you should refer to the evidence required under “What does this mean for development proposals involving connection to public wastewater treatment works?”

Should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, we would expect to be consulted by the LPA for the purposes of their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), if/when the application is submitted for planning permission.

Land Contamination

The site lies on secondary A superficial and bedrock aquifers and according to our records the site is located near to land that is, or has been, used for the deposition of waste material (Pont y Capel Lane). We would therefore advise consultation with the local Environmental Health and Building Control Departments, as they may hold detailed

records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas.

Protected Species

No ecological information has been submitted within the pre-application consultation. We note that there are records of Great Crested Newts and bats in the vicinity of the site. We recommend you seek the advice of the Local Planning Authority's internal ecological adviser about the requirement for further information to be submitted in support of any application, the need for bespoke surveys and the scope of further information, where required.

Lead Local Flood Authority

The Lead Local Flood Authority (as cited in the Flood and Water Management Act 2010) is normally the appropriate body to provide advice on existing surface water flood risk and the management of surface water drainage from new developments.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.

If you have any queries about the above, please do not hesitate to contact us.

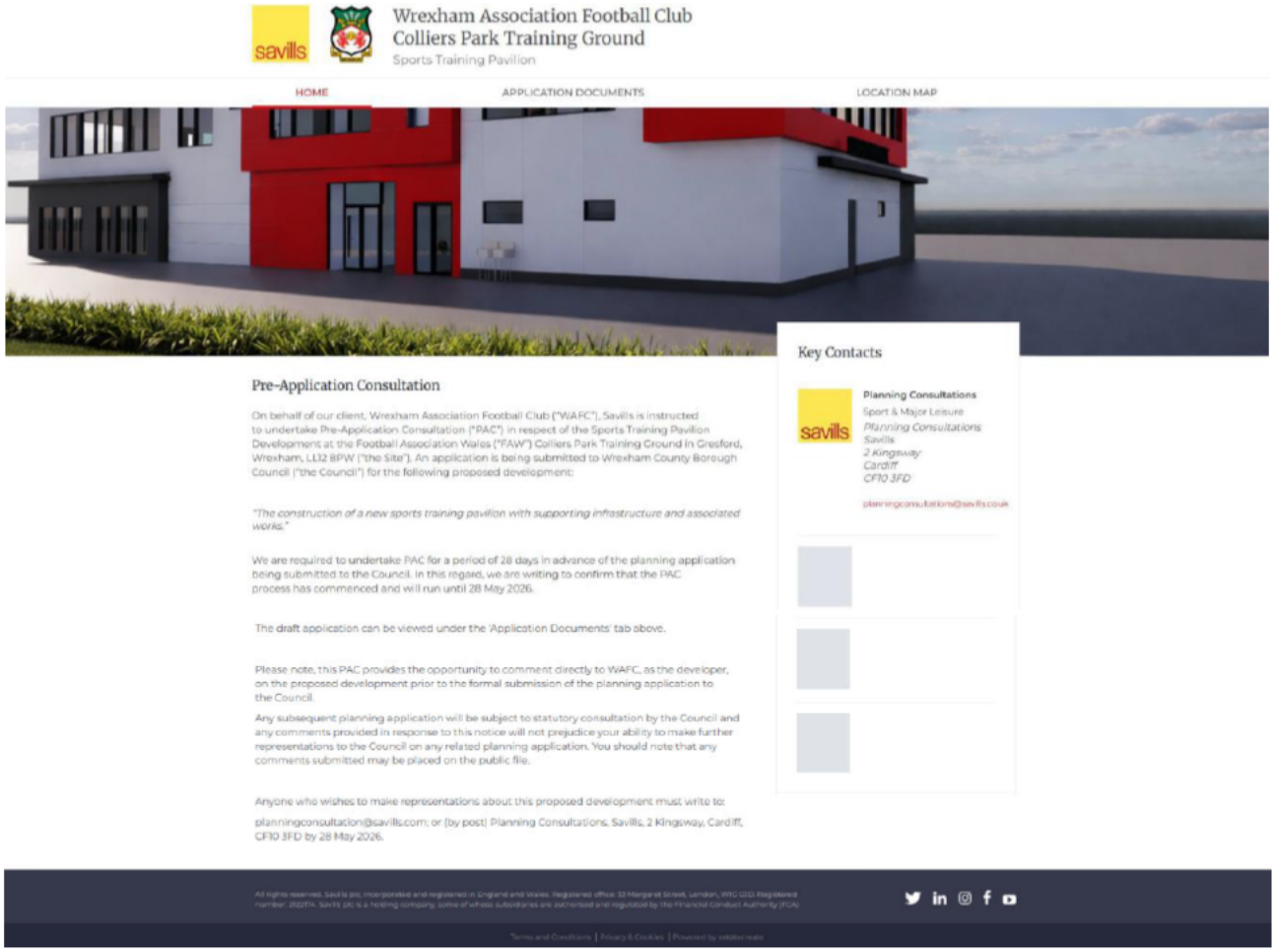
Yn gywir / Yours faithfully,

Ruth Russell
Uwch Gynghorydd - Cynllunio Datblygu/Senior Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 4511

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Appendix G : PAC Website



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Wrexham Association Football Club
Colliers Park Training Ground
Sports Training Pavilion

HOME | APPLICATION DOCUMENTS | LOCATION MAP

Pre-Application Consultation

On behalf of our client, Wrexham Association Football Club ("WAFC"), Savills is instructed to undertake Pre-Application Consultation ("PAC") in respect of the Sports Training Pavilion Development at the Football Association Wales ("FAW") Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW ("the Site"). An application is being submitted to Wrexham County Borough Council ("the Council") for the following proposed development:

"The construction of a new sports training pavilion with supporting infrastructure and associated works."

We are required to undertake PAC for a period of 28 days in advance of the planning application being submitted to the Council. In this regard, we are writing to confirm that the PAC process has commenced and will run until 28 May 2026.

The draft application can be viewed under the 'Application Documents' tab above.

Please note, this PAC provides the opportunity to comment directly to WAFC, as the developer, on the proposed development prior to the formal submission of the planning application to the Council.

Any subsequent planning application will be subject to statutory consultation by the Council and any comments provided in response to this notice will not prejudice your ability to make further representations to the Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Anyone who wishes to make representations about this proposed development must write to:

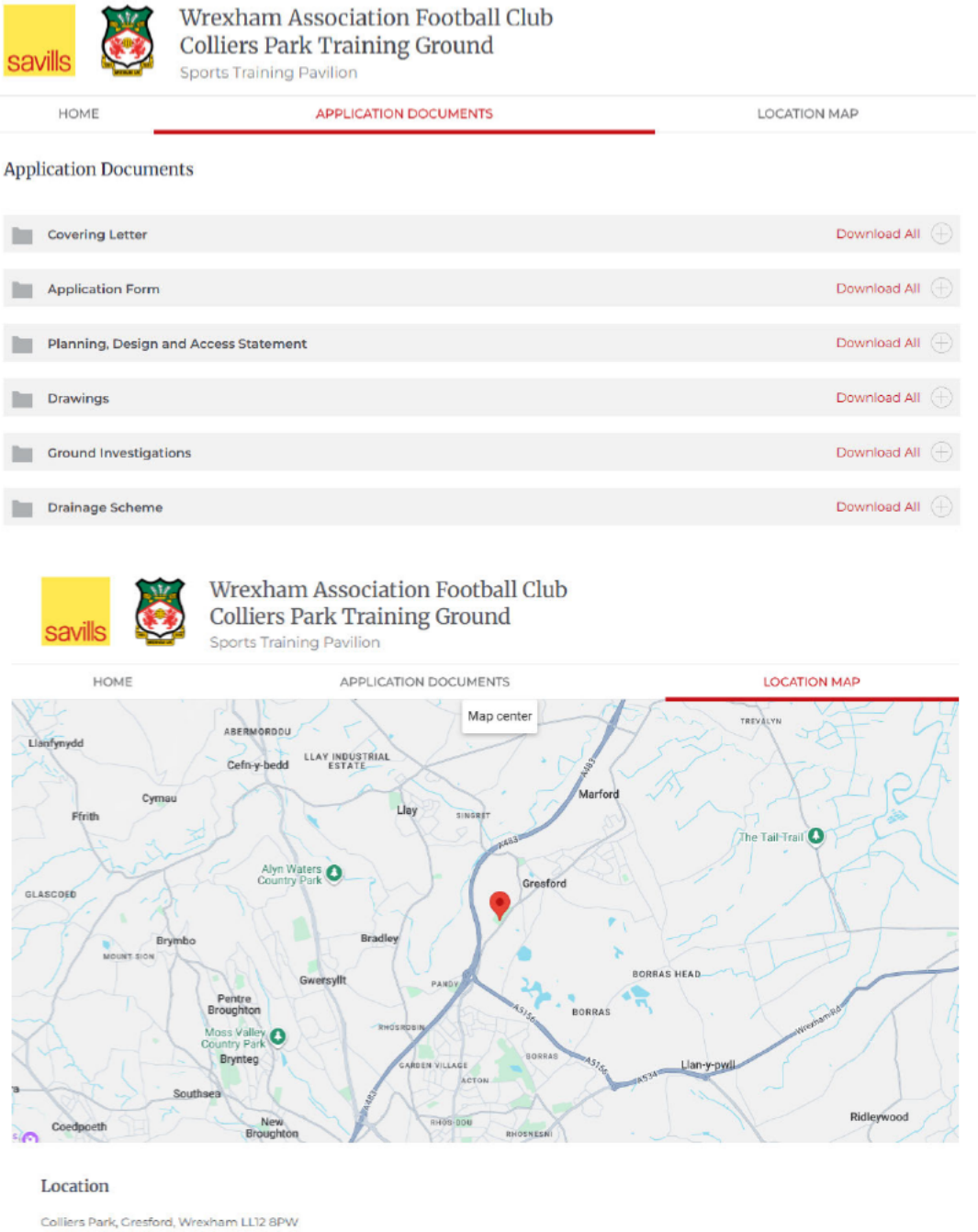
planningconsultation@savills.com; or (by post) Planning Consultations, Savills, 2 Kingsway, Cardiff, CF10 3FD by 28 May 2026.

Key Contacts

savills

Planning Consultations
Sport & Major Leisure
Planning Consultations
Savills
2 Kingsway
Cardiff
CF10 3FD

planningconsultations@savills.co.uk


Wrexham Association Football Club
Colliers Park Training Ground
Sports Training Pavilion
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APPLICATION DOCUMENTS
LOCATION MAP
Application Documents
Covering Letter
Download All
Application Form
Download All
Planning, Design and Access Statement
Download All
Drawings
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Ground Investigations
Download All
Drainage Scheme
Download All
Wrexham Association Football Club
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Sports Training Pavilion
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LOCATION MAP
Map center
Llanfynydd
ABERMORDDU
Cefn-y-bedd
LLAY INDUSTRIAL ESTATE
Cymau
Ffrith
Llay
SINGRET
Marford
TREVALYN
The Tail Trail
Alyn Waters Country Park
Gresford
GLASCOED
Brymbo
MOUNT SION
Bradley
Gwersyllt
PANDY
BORRAS HEAD
Pentre Broughton
Moss Valley Country Park
Brynteg
RHOSROBIN
BORRAS
GARDEN VILLAGE
ACTON
Llan-y-pwll
Wrexham Rd
Southsea
Coedpoeth
New Broughton
RHOSNESNI
Ridleywood
Location
Colliers Park, Gresford, Wrexham LL12 8PW

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