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File Name: LS6476-T.dwg



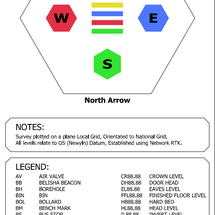
North Arrow

NOTES:
Survey plotted on a plane Local Grid, Orientated to National Grid.
All levels relate to OS (Newlyn) Datum, Established using Network RTK.

LEGEND:

AV	AIR VALVE	CRBB.BB	CROWN LEVEL
BB	BELISHA BEACON	DHBB.BB	DOOR HEAD
BH	BOREHOLE	ELBB.BB	EAVES LEVEL
BSN	BSN	FFLBB.BB	FINISHED FLOOR LEVEL
BOL	BOLLARD	HBBB.BB	HARD BED
BM	BENCH MARK	HLBB.BB	HEAD LEVEL
BS	BUS STOP	ILBB.BB	INVERT LEVEL
CBI	CABLE INSPECTION COVER	RLBB.BB	RIDGE LEVEL
CB	CONTROL BOX	RLBB.BB	RIDGE LEVEL
CCTV	CCTV CAMERA POST	SBB.BB	SILL LEVEL
COL	COLUMN	SBBB.BB	SOFT BED
CDM	TELECOMS INSPECTION COVER	SOFBB.BB	SOFFIT LEVEL
CTV	CABLE TV COVER	SPRB.BB	SPRINGING POINT
DP	DRAIN PIPE	TOPBB.BB	TOP OF PIPE
DR	DRAIN	WLBB.BB	WATER LEVEL
DW	DOORWAY		
ESC	ELECTRIC INSPECTION COVER	B/W	BARBED WIRE
ELB	ELECTRIC BOX	C/B	CLOSED BOARD
EP	ELECTRICITY POLE	CON	CONCRETE
ER	EARTH ROD	C/P	CONCRETE PANEL
EVC	ELECTRIC VEHICLE CHARGING	I/R	IRON RAIL
FH	FIRE HYDRANT	PAL	PALISADE
G	GULLEY	P/R	POST & RAIL
GLT	GROUND LIGHT	P/W	POST & WIRE
GST	GAS STOP TAP	W/M	WIRE MESH
GSV	GAS STOP VALVE	BW	BRICK WALL
GTY	GANTRY	CW	CONCRETE WALL
IC	INSPECTION COVER	SW	STONE WALL
KO	KERB OUTLET	D/C	DRAINAGE CHANNEL
LP	LAMP POST		
MH	MANHOLE		BUILDING
MKR	MARKER POST		CANOPY
MW	MONITORING WELL		SURFACE CHANGE
NP	NAME PLATE		KERB
PB	POST BOX		WALL
PIPE	PIPE		FENCE
PT	POST		BOTTOM OF BANK
RE	RODDING EYE		TOP OF BANK
RSER	SERVICE RISER		OVERHEAD TELECOMS
RS	ROAD SIGN		OVER HEAD ELECTRIC
SWP	SOIL VENTER PIPE		PIPE CENTRE LINE
SAP	SAPLING		
SSGN	STREET SIGN		BORE HOLE
SP	SIGN POST		END OF TRACE
STUMP	TREE STUMP		GATE
SVP	SOIL VENT PIPE		SURVEY STATION
TB	TRAFFIC BOLLARD		BENCHMARK
TC	TRAFFIC LIGHT CONTROL		
TBE	TBE WIRE		
TL	TRAFFIC LIGHT		S=0.0 CANOPY SPREAD
TM	TICKET MACHINE		G=0.0 CIRCUMFERENCE
TP	TELEGRAPH POLE		
VP	VENT PIPE	MG	MULTI GIRTH
WO	WASH OUT VALVE		
WM	WATER METER		
WST	WATER STOP TAP		
WSV	WATER STOP VALVE		

SURVEY STATIONS			
Name	Easting	Northing	Height
OCO1	339382.153	350022.983	28.277
OC03	339485.659	350041.356	26.394
OC04	339488.405	350071.850	26.623
OC05	339483.283	350138.263	26.370
OC06	339401.188	350071.085	26.063
LS1	339274.645	349978.231	31.223
LS2	339282.424	350023.641	29.684
LS3	339425.444	350016.925	27.837
LS4	339468.961	350026.612	27.372
LS5	339464.816	350159.006	26.219



SHEET LAYOUT

0 2 4 6 8 10
Scale Bar (m)

LAYER SURVEYS LTD
SEE THE COMPLETE PICTURE

REV	DATE	DESCRIPTION

CLIENT
Elite Onyx Properties (UK) SARL

PROJECT TITLE
Topographical Survey of Land at:
Wrexham Industrial Estate
Bryn Lane
Wrexham
LL13 9UT

Drawing Ref. LS6476-T			**Rev** #
Surveyed J.Hilton	**Drawn** L.Creighton	**Checked** B.Brady	
Scale 1:200	**Date** Feb 25	**Size** A1	**No.** 03

Appendix C

Welsh Water Sewer Records

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Mr Philip Barrett
Curtins
Kings House 40
King Street West
Manchester
Greater Manchester
M3 2WY

Date: 02/06/2026
Our Ref: PPA0010137

Dear Mr Barrett

Grid Ref: 339453 350104
Site Address: Bryn Lane Wrexham
Development: Wrexham Industrial Estate Bryn Lane

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.

Firstly, we note that the proposal seeks to erect a B8 Industrial Unit at Wrexham Industrial Estate, Bryn Lane. We note proposal will comprise a warehouse building with associated hardstanding, total impermeable area is estimated at 2.42 Ha.

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.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a combined public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW).

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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.

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.

Surface Water Drainage

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.

We note from the Drainage Strategy that the surface water will be disposed of via a nearby watercourse. This ditch flows to the north, where it combines with other drainage ditches and watercourses these watercourses are tributaries of the River Dee. As the proposal does not seek a connection to the main public sewerage system, we have no objection to the proposal in principle.

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

Foul Water Drainage – Sewerage Network

We note from the Drainage Strategy that foul flows from the development will be directed to existing public combined sewer in Bryn Lane.

The proposed foul discharge rate has been estimated as 0.8l/s, with an estimated peak flow (6x peaking factor) of 4.9l/s in line with the DCG, based on an approx. building area of 1.35 Ha.

We have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate your development within the immediate public sewerage system without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment. There are no planned reinforcement works within Dwr Cymru Welsh Water's Capital Investment Programme and therefore, at this stage, we are unable to provide you with a point of adequacy on the network.

In light of the above, our recommendation is that the developer undertakes a development enabling assessment analysis to identify a solution for mitigating the impact of the proposed development. This may include the removal of surface water flows from the immediate public sewerage system to offset the new foul flows from the development. Where this is not possible, the identification of an alternative reinforcement solution to the network via further hydraulic modelling analysis will be required to identify suitable off-site reinforcement works to the public sewerage system.

Please note that we will seek to control the identification and delivery of a solution via appropriate planning conditions and therefore recommend that a development enabling assessment analysis is undertaken in advance of a planning application being submitted, in order to avoid any subsequent delays. Please contact us to discuss further on this matter.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, 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 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.

Foul Water Drainage – Sewage 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. The WwTW has a phosphates permit of 1 mg/l, due to be restricted to 0.7mg/l by 31/3/30. Please note, no problems are envisaged with Five Fords Waste Water Treatment Works for the treatment of domestic discharges from this site.

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.*

Dŵr Cymru
Welsh Water

LAND AT BRYN LANE

25/08/2021

Scale: 1: 4500



LEGEND

Clean Water

- Sluice Val
- Air Val, SINGLE
- Tap
- Pressure Reducing Valve
- Meter
- BULK Meter
- FH
- Cap
- Existing Main
- NON COMPANY

Sewerage External

- Foul
- Surface Water
- Combined
- Rising Main
- Private
- Treatment Works
- Pumping Station
- Special Purpose
- Unknown End
- Change, Combined Overflow
- Outfall, FOUL
- Lamp Hole, Foul
- Private Sewer Transfer
- Lateral Drain
- Inspection Chamber

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. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is 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 disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus 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 is 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.

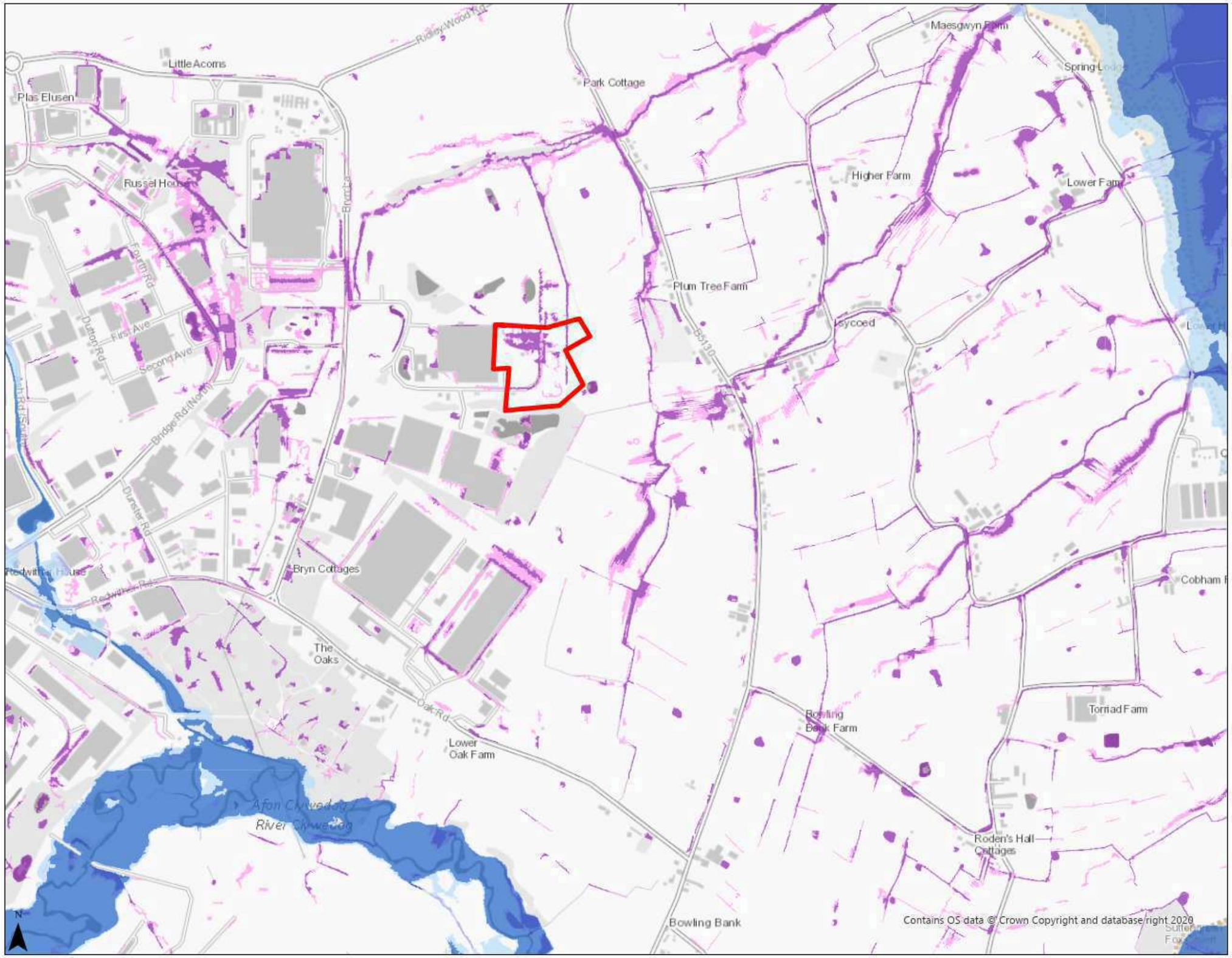
EXACT LOCATION OF ALL APPARATUS TO BE DETERMINED ON SITE

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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 part of any risk assessment prior to excavation

Appendix D

Welsh Water Flood Mapping



Cyfoeth Naturiol Cymru
Natural Resources Wales

Flood Map for Planning - Basic

Wrexham Industrial Estate

Legend

TAN15 Defended Zones

- Rivers
- Sea
- Rivers and Sea

Rivers and Sea

- Flood Zone 3
- Flood Zone 2

Surface Water and Small Watercourses

- Flood Zone 3
- Flood Zone 2
- Recorded Flood Extents

Scale at A3: 1:10,000

Date: 19/05/2026

0.45 0.23 0 0.45

km

British National Grid

Disclaimer

https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en

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Appendix E

Proposed Drainage Drawings