

Project	Lower Berse Farm
Document Title	P/2023/0593 - Lower Berse Farm Planning Response.
Document Reference	P_2023_593-PEF-HDG-XX-TN-D-0001
Revision Reference	P06.2
Date	27/08/2026

A record of communication between PF and Waterco is detailed below, commencing with our initial response was dated 19 February 2026, and issued 20 February detailed below. A meeting took place (March 2026) between Wrexham SAB, Pell Frischmann and Waterco after this response was issued. Waterco has now responded (dated 20 April 2026).

The following communication log details conversation dates between PF and Waterco:

- **20/02/2026** PF Review
- **11/03/2026** A Meeting between PF, Wrexham SAB and Waterco
- **20/04/2026** Waterco response – 02.pdf document
- **01/05/2026** PF Review – further review.docx document
- **23/06/2026** Waterco Response – 03.pdf document
- **23/07/2026** PF Review
- **30/07/2026** Pre-inquiry meeting
- **03/08/2026** PF Review requesting supplementary information following pre-inquiry meeting
- **05/08/2026** Waterco Response

The Lead Local Flood Authority (LLFA) considers that the Flood Risk and Drainage Matters relating to the Enquiry have been satisfactorily addressed through the information submitted in support of the outline application and subsequent technical responses with dates listed above.

The submitted information demonstrates that:

- Existing culvert arrangements, including survey data, CCTV records, photographs and pipe dimensions, have been provided within the Waterco Hydraulic Modelling Report and its appendices.
- Waterco have provided a sufficient outline stage solution for the proposed culvert extension and connection to the existing culvert. It should be noted that detailed tie-in design is not required at outline stage, and can be secured through the detailed design process at Reserved Matters and be appropriately conditioned.
- It has been demonstrated through hydraulic modelling that the proposed culvert provides an acceptable solution without increasing flood risk elsewhere. Any final culvert configuration will be confirmed through detailed design and supporting modelling at Reserved Matters stage.
- The hydraulic modelling methodology and outputs have been submitted and have previously been reviewed by Natural Resources Wales (NRW).
- The plans and supporting information submitted are considered sufficient to demonstrate acceptability of the drainage strategy at outline stage.

The LLFA acknowledge that this is an outline planning application, with detailed drainage design for specific parcels to be developed and managed at the Reserved Matters stage via appropriate conditions. These matters would also be subject to approval through the Sustainable drainage

Approval Body (SAB) process, which provides the statutory powers for regulating and approving the detailed drainage design.

It is therefore agreed that the outline application has demonstrated that an acceptable drainage strategy can be delivered, and that any remaining detailed technical matters can be considered through the subsequent Reserved Matters and SAB approval processes.

The evidence presented to the Enquiry shows that the main flood risk and drainage issues have been addressed at the outline application stage. Any remaining detailed technical matters can be dealt with through the Reserved Matters and SAB approval processes. These matters therefore do not prevent the development from progressing and are not considered issues that need to be considered further at the Enquiry.

Throughout the application and appeal process, the Applicant has provided a Flood Consequence Assessment, Drainage Strategy, hydraulic modelling, topographical survey information, culvert surveys and technical responses to address matters raised by the Lead Local Flood Authority (LLFA).

The outstanding matters identified by the LLFA are primarily concerned with the detailed design, sizing, proposed site levels, location and viability of sizing attenuation features, flood storage areas, culvert arrangements, exceedance routing and infiltration measures. The LLFA's comments do not identify other items or issues to hold the objection to the development. A summary of the information required at reserved matters is listed below:

- detailed infiltration testing will be required at detailed design stage;
- attenuation ponds will require further modelling and refinement at detailed design stage;
- flood exceedance routes and phase specific drainage arrangements;
- final culvert arrangements and tie-in details; and
- SAB approval will be required before the drainage system can be implemented.

It is the LLFA's position that flood risk and drainage should not form an area of dispute at the Inquiry and can appropriately be recorded as a matter capable of resolution through the detailed design process, phased reserved matters applications and the SAB process should the outline planning permission be granted.