Dŵr Cymru Welsh Water

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Wrexham
16 Lord Street
Wrexham
LL11 1LG

Date: 9th September 2026
Our Ref: 1002604
Your Ref: P/2026/0526

Grid Ref: 331109,353125
Site: Moss Road Moss, Wrexham, Wrexham, LL11 6HA
Development: DISCHARGE OF CONDITIONS 3 (VEHICULAR ACCESS), 4 (DRAINAGE), 5 (BIODIVERSITY), 6 (LANDSCAPING) AND 7 (LIGHTING) OF APPEAL DECISION CAS-03390-W2G2H2

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 that planning permission was allowed under Appeal ref. CAS-03390-W2G2H2 and we have been consulted on details relevant to condition 4 (foul drainage).

Condition 4 states:

Within three months of the date of this decision a foul water drainage scheme to cater for the disposal of foul water flows from the site shall have been submitted for the written approval of the local planning authority. The scheme shall include a timetable for its implementation. The works shall be implemented and retained in accordance with the approved details.

We acknowledge receipt of the following:

- A Welsh water sewer connection plan
- Additional Information for HRA
- Certificate for Bio Disc Treatment Plant
- Clenviro Matrix Bio Disc Treatment Plant
- Drainage Plan
- Porosity Tests

We note that Appeal was allowed on the basis of the development utilising a private treatment plan (PTP) and that this was acceptable in principle by NRW. The submission supporting this discharge of condition application adheres to utilising a PTP.

We're not-for-profit. Every single penny we make goes back into looking after your water and environment. You can contact us in Welsh or English.

Rydym yn gwmni nid-er-elw. Mae pob ceiniog a wnawn yn mynd i ofalu am eich dŵr a'ch amgylchedd. Cysylltwch a ni yn Gymraeg neu'n Saesneg.

Dŵr Cymru Cyf (2366777)
A limited Company registered in Wales
Cwmni cyfyngedig wedi'i gofrestu yng Nghymru:
Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT

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The appellant had confirmed that a connection to the Welsh Water mains sewer was not feasible due to the practicalities of third-party ownership, the need for a pumping station and associated costs to address these issues.

As such, the development was approved on the basis that that an alternative method to the mains would be utilised for foul drainage disposal.

As such, we have no objection to the proposal in the principle, however, note that that drawing ref. 7?1395/004 refers to 'A Welsh water sewer connection plan'. However, we note no connection to the main sewer is proposed. We would therefore provide clarify on this matter and request to be re consulted if a connection is sought.

If a connection to the main sewer is sought, please note the applicant would also need to seek approval under Section 104 of the Water Industry Act 1991 and therefore amendments may be required through this process. The applicant will be responsible for notifying the Local Planning Authority of any amendments made through this process.

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 sincerely,

Developer Services

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