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Wrexham
16 Lord Street
Wrexham
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Date: 11th September 2026
Our Ref: 1002758
Your Ref: P/2026/0537

Grid Ref: 331034,347910
Site: LAND NORTH OF CROESFOEL COURT WREXHAM ROAD RHOSTYLLEN, WREXHAM, LL14 4DR
Development: CHANGE OF USE OF LAND TO A 4 PITCH FAMILY GYPSY AND TRAVELLER SITE

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 the application relies on a private treatment package for foul drainage. As the proposal intends to utilise an alternative to mains drainage for foul water, we have no comments to make on the proposal, but we advise that the applicant seek advice from the in liaison with the Land Drainage Authority / NRW as the regulatory body for this method of drainage.

In terms of surface water, we note disposal is proposed via SUDS and the main sewer. Please note that we would not permit any surface water to enter the public sewerage system.

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.

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.

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Dŵr Cymru Cyf (2366777)
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Therefore to ensure there is no detriment to the public sewerage network we request that should you be minded to grant planning permission the following **Conditions and Advisory Notes** are included.

Conditions

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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

Dŵr Cymru Welsh Water

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