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Wrexham
16 Lord Street
Wrexham
LL11 1LG

Date: 27th October 2026
Our Ref: 1004376
Your Ref: P/2026/0610

Grid Ref: 337499,350207
Site: IPSEN BIOPHARM LTD ASH ROAD NORTH WREXHAM INDUSTRIAL ESTATE, WREXHAM, WREXHAM, LL13 9UF
Development: EXTENSION TO EXISTING MANUFACTURING SPACE (CLASS C2) AND ASSOCIATED EXTERNAL WORKS

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 proposed development is intended to improve the overall appearance of the building along with providing additional operations and plant space. From review of the proposed floor plans, the extension appears to allow predominately for plant space and does not propose a material increase to domestic flows.

On the basis, we can advise that there is capacity within the public sewerage network to accommodate the development.

In terms of surface water, we note that it is intended for surface water to be disposed of via the existing connection within the mains sewer. Please note that we would not accept any surface water flows from any increased building or impermeable surface.

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'.

We would request if minded to grant planning consent that the following Condition and Advisory Notes are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

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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Condition

No surface water from any increase in the roof area of the building ~~or~~ impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system¡

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¡

Advisory Notes

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent? directly or indirectly to the public sewerage system¡ A Discharge Consent under Section 774 of the Water Industry Act 7557 is required from Welsh Water¡ Please note that the process for applying for a Discharge Consent is independent of the planning process and an application for consent may be refused even though planning permission may have already been granted¡

The proposed development may be subject to Schedule 9 of the Flood and Water Management Act 8676¡ The development therefore may require approval of Sustainable Drainage Systems (SuDS) features? in accordance with national standards? and is strongly recommended that the developer engage in pre_application consultation with the Local Authority? as the relevant SuDS Approval Body (SAB)? in relation to their proposals for SuDS features¡ Please note? Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation¡

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps· some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 8677¡ The presence of such assets may affect the proposal¡ In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water¡ Under the Water Industry Act 7557 Dwr Cymru Welsh Water has rights of access to its apparatus at all times¡

The applicant may also need to apply to Dwr Cymru ~~.~~ Welsh Water for any connection to the public sewer under S762 of the Water industry Act 7557¡ 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 760 Adoption Agreement (Water Industry Act 7557)¡ The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains? and conform

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with. the. publication. ƒSewers. for. Adoptionƒ_. ❸th. Edition¡. Further. information. can. be. obtained.via.the.Developer.Services.pages.of.www¡dwrcymru¡com¡

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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