Dŵr Cymru
Welsh Water

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Wrexham County Borough Council
16 Lord Street
WREXHAM
LL11 1LG

**Date: 28/03/2025**
**Our Ref: PLA0086169**
**Your Ref: P/2025/0182**

Dear Sir/Madam

**Grid Ref: SJ388455 338909 345508**
**Site: CHAPEL HOUSE SURGERY, HIGH STREET, BANGOR ON DEE, WREXHAM**
**Development: VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2022/1001 TO AMEND LAYOUT AND ADDITION OF ROOF LIGHTS**

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 have previously offered our response (PLA0069826) on the 25/01/2024 on the proposal.

No objections are raised for this current variation of condition application, subject to the basis of maintaining our previous comments, planning condition and advisory notes.

In the event of an approval of the application, the following additional Advisory Note is advisable:

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It would therefore be recommended that the developer engage in consultation with Wrexham County Borough Council, as the determining 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

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.

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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.

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 faithfully,

**Shan Wyn Jones**
**Development Planning Officer**
**Developer Services**

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