Dŵr Cymru
Welsh Water

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Wrexham County Council
16
Lord Street
WREXHAM
LL11 1LG

Date: 14/04/2025
Our Ref: PLA0086505
Your Ref: P/2025/0285

Dear Sir/Madam,

Grid Ref: SJ342500, 334278, 350024
Site: 81, Benjamin Road,Wrexham
Development: VARIATION OF CONDITIONS 2 AND 4 OF PLANNING PERMISSION P/2024/1468 TO AMEND APPROVED PLANNING LAYOUT

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Dwr Cymru Welsh Water (DCWW) were consulted on the original planning application and by response (PLA0083319) on the 21/10/2024 offered no objection subject to recommended condition and advisory notes. We note that the application was approved subject to drainage related conditions, including condition 8 as per our request.

As part of this latest application for discharge of conditions 2 and 4, we note that the proposed site plans include a reduction in the remaining site curtilage for the existing property. The applicant should be made aware of the potential implications of a reduced site curtilage on soakaways performance of the existing site and the proposed, adjoining plot in seeking compliance with Schedule 3 of the Flood and Water Management Act 2010.

Therefore, in principle, we offer no objection to this application for discharge of the above-mentioned conditions, subject to maintaining our previous planning conditions and advisory notes

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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