Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 14/04/2025
Our Ref: PLA0086509
Your Ref: P/2025/0281

Dear Sir/Madam

Grid Ref: SJ342500 334285 350027
Site: 81 Benjamin Road, Wrexham
Development: ERECTION OF 2 NO ONE BEDROOM APARTMENTS AND ALTERATIONS TO EXISTING VEHICULAR ACCESS AND ASSOCIATED PARKING

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

This site is crossed by and lies adjacent to public sewers with their approximate positions being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to the submitted site plan, it appears the proposed development would be situated within the protection zone of the public assets measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site. Notwithstanding this, given the protection zone is located within the site boundary, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

This means that the position of our asset identified at this development site will restrict the extent of the proposed development and make it impractical and likely to cause potential adverse risk to the health and safety of its occupants, the operatives responsible to effect repairs and the risk of pollution, to the detriment of the environment. The proposal is therefore contrary to the aims of the National Development Plan for Wales – Future Wales 2040 and the accompanying Planning Policy for Wales (Edition 12) objectives for an effective and sustainable management, control and use of water resources and associated infrastructure.

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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

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Our strong recommendation is that the site layout takes into account the location of the assets crossing the site and should be referred to in site layout planning application revised plans. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

Accordingly, for the reasons outlined above, we offer a **Holding response** until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

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 faithfully,

Shan Wyn Jones
Development Planning Officer
Developer Services

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