Dŵr Cymru
Welsh Water

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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 29/04/2025
Our Ref: PLA0086840
Your Ref: P/2024/1695

Dear Sir

Grid Ref: SJ316483 331861 348257
Site: Land at National Trust and South of, Wrexham Road, Rhostyllen, Wrexham
Development: Construction of footpath/cycleway and bridge

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

Firstly, we note that the proposal relates to a bridge and footpath / cycleway works to link between/from the settlement of Rhostyllen through land to /from the National Trust property Erddig south of Wrexham Road, Rhostyllen, Wrexham, LL14 4DH.

ASSET PROTECTION

The site is crossed by a public sewer with the approximate position 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.

Limited engineering and surface works, such as new fencing; new path line and alterations to existing ground levels are proposed within the protection zone of the public sewer measured 3 metres either side of the centreline. We highlight that 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 includes further details for those features proposed within the asset 'protection zone'. This is so that we may need to revise and provide specific advice and protection guidance. Details of any proposed new planting within the protection zone of the public combined sewer should avoid direct planting over our assets or within the protection zone and further information can be found in Sewers for Adoption (7th Edition). Our strong recommendation is that the final site layout takes into account our advice.

Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on utilising features over or near to our

assets at https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems.

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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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

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