

Wrexham County Borough Council
16, Lord Street
Wrexham
LL11 1LG

Date: 12/01/2023
Our Ref: PLA0070354
Your Ref: P/2022/1080

Dear Sir/Madam,

Site: Kronospan Ltd, Holyhead Road, Wrexham.

Development: Construction of new access road, lorry park, weighbridge and building, car park, facilities block, roundwood storage areas ,132 kv substation and ancillary 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.

ASSET PROTECTION

The proposed development site is crossed by public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. We can advise that no part of any building will be permitted within 3 metres either side of the centreline of the 400mm, 525mm, 225mm, 450mm, 300mm combined sewers, and the 300mm abandoned combined rising main.

Having reviewed the submitted foul drainage plan (Planning Drawing 10), it appears that the proposed buildings (storage, gas governor, and training centre) are located within the easement of the above assets. Due to the reasons set out above would not be in a position to support this planning application, and therefore offer a **holding objection** and request the developer contact us to discuss further solutions.

Alternatively, it may be possible to divert the sewers if the developer applies under Section 185 of the Water Industry Act, albeit may prove unviable for the purposes of this development, given the size of the sewers, and therefore recommend the proposed development is repositioned to accommodate for the required protection zone.

We acknowledge that the applicant proposes to discharge surface water to a nearby watercourse.

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,

Jake MacMillan
Development Planning Officer
Developer Services