

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

Date: 14/08/2023
Our Ref: PLA0074606
Your Ref: P/2022/1080

Dear Sir/Madam,

Grid Ref: 328805, 339276.

Site: Kronospan Ltd, Holyhead Road, Chirk.

Development: Planning Application Re Consultation - Amended Plans - p/2023/1080 construction of new access road, lorry park, weighbridge and building, car park, facilities block, roundwood storage areas ,132 kv substation and ancillary work.

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 would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

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 amended foul drainage plan (Planning Drawing 10), it appears that the proposed infrastructure 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** at this time.

We note that the applicant has engaged in discussion with ourselves regarding the assets crossing the site, and intends to survey the location of these assets and explore the feasibility of diverting potential crossings under Section 185 of the Water Industry Act. We are therefore amenable to reconsidering our position following these findings.

We also advise that the applicant proposes to connect foul flows to a strategic large diameter sewer crossing the site, this may require a connection to be made by a Welsh Water framework contractor, we will be in a position to advise further following an accurate survey.

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
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Gymraeg neu yn Saesneg

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