Dŵr Cymru
Welsh Water

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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

**Date: 16/06/2025**
**Our Ref: PLA0087811**
**Your Ref: P/2025/0418**

Dear Sir/Madam

**Grid Ref: SJ336501 333635 350110**
**Site: 18 Yorke Street, Wrexham**
**Development: Removal of 4 chimney stacks.**

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 note that the application is retrospective and, that the proposal represents a development category which does not generate foul waste and additional surface water disposal.

**Asset Protection**

This site is crossed by 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 location plan and planning statement, it appears the proposed development would not include physical works situated within the on/beneath ground protection zone of the public sewers measured 3 metres either side of the centreline and therefore acceptable in principle. 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 asset(s) crossing the proposed development site.

Notwithstanding this, and with a protection zone located within the site boundary, the developer may wish 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 site and development proposals.

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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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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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