Dŵr Cymru
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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 23/06/2025
Our Ref: PLA0087949
Your Ref: P/2025/0444

Dear Sir/Madam

Grid Ref: SJ283509 328340 350959
Site: Dolwar, Park Road, Coedpoeth, Wrexham
Development: Discharge of conditions 3 (materials), 6 (drainage), 7(contamination) and 10 (landscaping) of planning permission P/2025/0072

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

Dwr Cymru Welsh Water (DCWW) were recently consulted on revisions to this planning application(P/2025/0072) and by response offered no objection subject to recommended condition and advisory notes. We note that the application was approved subject to drainage related conditions, including condition 6, as per our request and this includes:

> *No part of the development shall commence until a scheme for the connection to, and diversion of, the public sewer that crosses the site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as may be approved shall thereafter be implemented prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.*
>
> ***Reason**: To protect the public sewerage system, the health and safety of existing residents and ensure no pollution of existing residents and ensure no pollution of or detriment to the environment and so comply with Policy GDP1 of the Wrexham Unitary Development Plan.*

We note the details in the accompanying plan and that:

- The proposal is no longer reliant on the previously DCWW agreed scheme of the diversion of the public sewer (PSD 2688530).
- All proposed SUDS features should be located outside of the asset protection measures for the public sewer routes crossing the site. 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 plan , it appears the proposed SUDS features would be

situated within the protection zone of the public assets measured 3 metres either side of their 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 asset(s) crossing the proposed development site. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

Therefore, we offer a **HOLDING RESPONSE** until the above points are clarified and respectfully 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