Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 25/06/2025
Our Ref: PLA0088080
Your Ref: P/2025/0451

Dear Sir/Madam

Grid Ref: SJ292511 329250 351120
Site: 50 Heol Offa, Coedpoeth, Wrexham
Development: Formation of vehicular access.

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 advise that the proposed development site is crossed by two public sewers, 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 (DCWW) requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to plans submitted as part of this planning application, it appears the proposed development would be situated directly above the public sewers which has a protection zone measured 3 metres either side of the centreline.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact DCWW to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In order for us to ascertain the potential impact of the proposal on these public sewers, we require confirmation of the extent of and type of construction foundation details for the proposal.

In addition, as of 7th January 2019, this application may be subject to Schedule 3 of the Flood and Water Management Act 2010 and therefore may require approval of Sustainable Drainage Systems (SuDS) features, if the proposed development amounts to an area exceeding 100 square metres. DCWW's

control and management towards surface water is available on; https://corporate.dwrcymru.com/en/library/company-statements/surface-water-position-statement.

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