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Welsh Water

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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 01/07/2025
Our Ref: PLA0088118
Your Ref: P/2025/0455

Dear Sir/Madam

Grid Ref: SJ285452 328571 345256
Site: Stwdio Penycae, Afoneitha Road, Pen-Y-Cae, Wrexham
Development: Erection of timber a frame

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

Firstly, with respect to the submitted application form and accompanying plan, we acknowledge that the proposal does not include details for the disposal of foul and surface water.

FOUL WATER

If the proposal intends utilising non – mains drainage for foul water, we would advise that the applicant seek advice from Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method.

In this instance, until details for foul water disposal is provided, we are unable to consider a potential for the impact of foul flows generated by the proposed development on the current sewerage network. Should circumstances change and a connection to the public sewerage system is preferred, we must be re-consulted on this application.

Significantly, we take the opportunity to highlight that the proposal is located near Afon Eitha and within the catchment of a public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW) and ultimately discharges to the River Dee and Llyn Tegid Special Area of Conservation (SAC). We would advise that this WwTW has a phosphorus consent limit in place and is currently non compliant with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. The Afon Eitha represents a tributary for the designated riverine SAC.

glas
Glas Cymru Cyfyngedig

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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,
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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ASSET PROTECTION

This site is crossed by a 225mm public combined sewer 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 requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the submitted plans, it appears the proposed development would be situated outside the protection zone of the public sewers measured 4 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, given the protection zone is located within the site boundary, it is still 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.

No SUDS features should be located within the asset protection zone and no direct/indirect connection for surface water disposal.

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