

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 21/03/2024
Our Ref: PLA0079045
Your Ref: P/2024 /0158

Dear Sir/Madam

Grid Ref: SJ283509 328340 350959

Site: Dolwar, Park Road, Coedpoeth, Wrexham

Development: Variation of condition 2 of planning permission P/2023/0249 to amend design and windows

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 offer no objection to the proposed variation of condition 2 of planning permission P/2023/0249 to allow for a reduction in size and window amendment.

ASSET PROTECTION

Having had an opportunity to review the application submission package, we advise that the proposed development site is crossed by a public 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. However, having regard to the proposed site plan submitted (2721-JPH-XX-00-DR-A-102), it appears the proposed development would be situated outside the protection zone of the public sewers measured 3 metres either side of the centreline.

Notwithstanding this, if minded to grant planning consent, we would request that the following Conditions and Advisory Notes are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

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
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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