

Wrexham County
16
Lord Street
WREXHAM
LL11 1LG

Date: 29/11/2023
Our Ref: PLA0076921
Your Ref: P/2023/0781

Dear Sir/Madam

Grid Ref: SJ300463 330059 346348

Site: Land to the rear of Trawler Fish bar, Offa Street, Johnstown, Wrexham

Development: OUTLINE APPLICATION FOR 2 NO. APARTMENTS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

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

ASSET PROTECTION

The proposed development site is crossed by public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 100mm or 150mm public sewers. Having regard to the proposed site plan (drawing number: A101), it appears the proposed development would be situated within the protection zone of the public sewer. We therefore offer a **HOLDING OBJECTION** and recommend that the site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the sewers if the developer applies under Section 185 of the Water Industry Act and we request that they contact us to discuss and consider possible solutions.

In the first instance, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

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@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Jake MacMillan
Development Planning Officer
Developer Services



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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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