

Wrexham County Borough Council
16, Lord Street
Wrexham
LL11 1LG

Date: 06/06/2022
Our Ref: PLA0066006
Your Ref: P 2022 0457

Dear Sir/Madam,

Site: 45 Foxwood Drive, Wrexham.
Development: Erection of annexe accommodation.

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

SEWERAGE

This 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 proposed site plan, it appears the proposed development would be situated within the protection zone of the public sewer measured 3 metres either side of the centreline.

It may be possible to divert the sewer 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. Albeit this may prove unviable for the purposes of this development, given the size of the sewer, and therefore recommend the proposed development is repositioned to accommodate for the required protection zone.

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.

At this stage we are not in a position to support this proposed application, and offer a holding objection until such time as the information required 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,

Jake MacMillan
Development Control 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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