

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

Date: 22/11/2021
Our Ref: PLA0061161
Your Ref: P/2021/1034

Dear Sir/Madam,

Site: 3 Hillcrest Cottage, Mold Road, Wrexham.

Development: Subdivision of existing dwelling following approved extension to provide two no:2 bed dwellings (in retrospect)

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 have no objection to subdivision of existing dwelling, but would note that the site is crossed by a public sewer, please see copy of indicative public sewer record attached. No operational development is to take place within 3 metres either side of the centreline of the sewer. We would request that the location of this sewer is determined, if operational development has or will be planned within 3 metres either side of the centreline of the sewer please stop works and contact us. Under the Water Industry Act 1991 Welsh Water has rights of access to their assets at all times.

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,

Rhodri Perry
Development Control Officer
Developer Services