



Dŵr Cymru
Welsh Water

Developer Services
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Bay Associates Consulting Ltd
21-22 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ

Nick Lewis

Dear Sir

RECEIVED	
20 SEP 2012	
SEEN BY	NL
ATTENTION	
ACTION TAKEN	
FILE	6503

Date: 14/09/2012
Enquiries Tel.: 08009172652
Our Ref.: 2012/DCWW/82448
Your Ref.: NL/fb/6503
Grid Ref.: SJ3520549861

Re: 23 Units, Playing Fields, Coed Aben, Wrexham, LL13 9NU

Further to the above consultation we would provide the following comments:-

SEWERAGE

In relation to capacity to accept sewage flows from the proposed development we would confirm the following:

As you may observe from the attached public sewer record plan, the public sewerage system in the vicinity of the proposed development is generally of a separate type.

The foul only discharge from the proposed development can be accommodated within the public sewerage system.

These foul flows can be connected between manholes SJ35492805 and SJ35492801 in Coed Aben.

The Welsh Government are introducing new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). A Mandatory Build Standard for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

The implementation date for the new legislation is 1st October 2012. Further guidance relating to the new legislation and standards will be available for viewing on the Developer Services Section of our website - www.dwrcymru.com

Further information on the Mandatory Build Standards can be found on the Welsh Government website - www.wales.gov.uk

If a connection is required to the public sewerage system, the developer is advised to contact us on 0800 917 2652 to discuss their proposals.

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Glas Cymru Cyfyngedig

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,
Nelson, Treharris, Mid Glamorgan CF46 6LY.

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg.

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn,
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

In relation to the surface water flows from the proposed development, these will have to be disposed of separately by other means, such as using soakaways or discharging directly to a watercourse in liaison with the Land Drainage Authority and / or Environment Agency. Please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Our records show that the site is crossed by a 450mm surface water sewer. Under the Water Industry Act 1991, we have the rights of access to our apparatus at all times. Please note that no part of the building will be permitted within 5 metres either side of the centreline of the public sewer. We suggest that you contact our operations team to establish the location of these public sewers on site to determine the actual location and depth, which could affect our protection requirements.

Please be aware that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Please note that the area in question is not administered for water supply by Dwr Cymru Welsh Water. You should contact Dee Valley Water plc on 01978 846946

We hope the above is satisfactory. However, should you require further assistance please contact us on the above telephone number, quoting our reference.

Yours faithfully,


Rhidian Clement
Principal Planner

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Enc

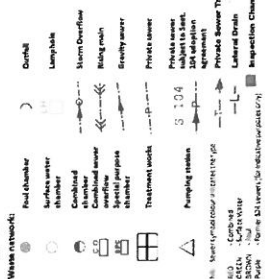
*Sewer plan
Cheque receipt*



Dev at Coed Aben Road



LEGEND(Representative of most common features)



Notes:

Dwr Cymru Cyf gives this information as to the position of its underground apparatus, by way of general guidance only on the strict understanding that it is based on the best information available to it at the time of writing. It does not accept any liability for any damage to other works made in the vicinity of the Company's apparatus and any acts of locating the apparatus before carrying out any excavations relied entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and StreetWorks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

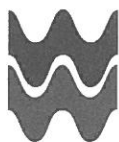
Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 335095 349915
Map scale: 1:1,250
Printed by: Mel
Printed on: 14/9/12





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Our ref DS/ME/CON/83861

Enquiries Miriam Evans

Telephone 0800 917 2652

For the attention of Nick Lewis

07th December 2012

Dear Sir

Re: Surface Water Connection – Approval in Principle

We write regarding the above and offer the following comments:

Upon assessing the information enclosed with your email, including the site investigation report (ref: 6503/REPORT 001 dated 22/10/2012), we consider that a connection to the surface water sewer crossing the site is acceptable in principle. The surface water drainage design must attenuate the flow to the maximum discharge rate of 5 l/s.

We will determine the maximum discharge rate upon receipt of the above information.

In addition to the above information it will also be necessary for the applicant to make a formal application for the adoption of the proposed sewerage system under Section 104 of the Water Industry Act 1991 and a formal application to connect to the public sewerage system in due course under Section 106 of the Water Industry Act 1991.

We trust the above is acceptable however if you have any further queries please do not hesitate to contact us.

Yours faithfully

Miriam Evans
Developer Services

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