Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 29/07/2025
Our Ref: PLA0088817
Your Ref: P/2025/0534

Dear Sir/Madam

Grid Ref: SJ267411 326788 341162
Site: Land Opposite Llwybr Y Garth, Yr Ochr, Froncysyllte, Llangollen, Wrexham
Development: Reserved matters persuant to outline planning permission P/2021/0983 (access, appearance, landscaping, layout and scale) – erection of dwelling

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 previously offered our response (PLA0060876) of the 09/11/2021 on the outline planning application for the site (LPA ref P/2021/0983) and we highlighted the existence of our 150 mm public foul sewer asset which crosses the site:

As the site is partly crossed with a 150mm 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.

Having regard to the submitted plans, it appears the proposed development features would be situated within the protection zone of the public asset measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines.. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

In this instance, it appears that there may be sufficient space and scope to ensure the development and associated features e.g landscape, SUDS do not intrude the related asset protection zone. Therefore, we recommend that the submitted plan is amended to take this into account and respectfully request to be re-consulted on receipt of this information. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

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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, Nelson, Treharris, Mid Glamorgan CF46 6LY

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Accordingly, for the reasons outlined above, we offer a **Holding response** until such time as additional/amended information 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,

Shan Wyn Jones
Development Planning Officer
Developer Services

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