Dŵr Cymru
Welsh Water

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Wrexham County Council
16 Lord Street
Wrexham
LL11 1LG

Date: 01/09/2025
Our Ref: PLA0089476
Your Ref: P/2024/1503

Dear Sir/Madam

Grid Ref: SJ331523 333139 352361
Site: Land Off, Ty Gwyn Lane, Ty Gwyn Lane, Wrexham
Development: Siting Of 2 Storage Containers

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

Firstly, with respect to the submitted application form and accompanying documents, we acknowledge that the development confirms no use of foul water and surface water disposal via soakaway.

FOUL WATER

Should circumstances change and a connection to the public sewerage system required, we must be re-consulted on this application.

SURFACE WATER

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. Dwr Cymru Welsh Water's guidance on how to manage surface water, including new developments, is set out in our position statement: Our emphasis is on key measures to ensure compliance and alignment with both Ofwat and the Welsh Government requirements moving forward, with clear priorities highlighted for Sustainable Urban Drainage Systems (SUDS), as defined in Schedule 3 of the Flood and Water Management Act 2010. This Act identifies that specific new developments should engage in consultation with local SuDS Approval Body (SAB)Authorities – in this case, Wrexham County Borough Council, towards SuDS features. The Welsh Government has recently endorsed the significance for SUDS in that they 'offer a variety of engineering solutions that can be employed to manage surface water run-off, recognising there are differences in soil structure, water table levels and infiltration rates across Wales.

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Glas Cymru Cyfyngedig

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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

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.

The Statutory National Standards for SuDS7 outline various approved methods of managing surface water; developers will need to design and construct SuDS in accordance with the Standards in order to secure SAB approval.'

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers 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 the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.
The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act

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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