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: 30/10/2025
Our Ref: PLA0090887
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: re-consultation- 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 a response on 29.07.2025 under reference PLA0088817. We advised that the existence of our 150 mm public foul sewer asset crosses the site. 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.

Since this time, we have been provided a Site Inspection Report prepared by Wincan (document ref. 97052916 - LLWYBR Y GARTH_ YR OCHR_ FRONCYSYLLTE). The report confirms that the sewer has not been abandoned however, there have been no amendments or revised site layout plans showing asset mitigation.

Having regard to the proposed plans, it appears SuD features (soakaway) are proposed to be planted above and within the protection zones of our assets when measured 3 metres either side of the centrelines. We would advise that it is not permissible to locate any building, structure, trees, SuDS features, ecological mitigation, the raising or lowering of ground levels above or within the protection zones of our assets. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines.

We would advise that 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.

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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, we maintain our **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,

Olivia Davis
Development Planning Officer
Developer Services

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