Dŵr Cymru
Welsh Water

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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 12/11/2025
Our Ref: PLA0090967
Your Ref: P/2025/0645

Dear Sir/Madam

Grid Ref: SJ375482 338224 348435
Site: Land North East of Maelor Works, Cross Lanes, Wrexham
Development: Discharge of condition 11 (piling/foundations) of planning permission P/2024/1601

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 acknowledge the discharge of condition application in relation to proposed piling and foundations at the above site.

We would advise that the site is crossed by 2 x 150mm gravity combined public sewers, running from:

- Connection points SJ38482302 to SJ38484601; and
- Connection points SJ38484303 to SJ38484502.

The approximate positions 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 drawing ref. WC01'Piling Zones', we note that the areas proposed for piling would conflict with the asset protection zones required. The 150mm surface water sewers have a protection zone 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. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

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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

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In this instance, it appears the position of our assets will restrict the development to such an extent as to render it impractical. As such there will be undue risk to the development, the health and safety of its occupants, the health and safety of the operatives responsible to effect repairs as well as undue risk of pollution and detriment to the environment.

We 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 and establish the relationship to the proposed development.

We therefore issued a **HOLDING OBJECTION** to the development and welcome further dialogue with the developer to further discuss the proposed development and its relationship to the aforementioned assets crossing the site.

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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