Dŵr Cymru
Welsh Water

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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 26/11/2025
Our Ref: PLA0091383
Your Ref: P/2025/0844

Dear Sir/Madam

Grid Ref: SJ371570 337317 357263
Site: Land to the North and South of Lane Farm, Rossett Road, Trevalyn, Wrexham
Development: Variation of condition 1 of reserved matters approval p/2024/1074 to amend approved plans - plot substitution/site layout

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 understand the application seeks variation to condition 1 to allow the following amendments:

- Minor amendment to private drives on plots 52-55 and 76-78;
- Handing of plot 77 amended to OPP;
- House type substitution to Plot 74 (Ashbourne to Wiltshire), Plot 75 (Cambridge to Wiltshire), Plot 80 (Cambridge to Ashbourne), Plot 83 (Evesham to Windsor), Plot 84 (Salisbury to Wentworth), Plot 85 (Wiltshire to Cambridge), Plot 94 (Wentworth to Salisbury);
- Correction in schedule of accommodation for Windemere house types;
- Minor resiting of plots 3, 17, 22, 24, 49, 56, 61, 83, 87, 93, 113 & 119

Asset Protection

This site is crossed by a public sewer with the approximate position marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having reviewed the amended site layout, in principle we offer no objection to the proposed amended plans. Notwithstanding this, under Section 104 of the Water Industry Act 1991 amendments may be required. The applicant will be responsible for notifying the Local Planning Authority of any amendments made through this process.

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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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We therefore have no objection to the application for variation of conditions, subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.

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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