Dŵr Cymru
Welsh Water

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Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 18/12/2025
Our Ref: PLA0091929
Your Ref: P/2025/0879

Dear Sir/Madam

Grid Ref: SJ300438 330064 343817
Site: RUABON RAILWAY STATION, STATION ROAD, RUABON, WREXHAM
Development: CHANGE OF USE FROM OFFICE (CLASS B1) TO DWELLING (CLASS C3) AND ERECTION OF BOUNDARY WALL

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 note that the Application seeks the change of use from offices to residential use- three bedroom dwelling, and a boundary wall at the above property.

Firstly, with respect to the submitted application form and accompanying details, we acknowledge that the development proposes to discharge foul and surface water flows to a main sewer. From the submitted plans, there would appear to be no operational development proposed as part of the development.

We previously offered our response (PLA0088485) on 15.07.2025 for a similar application which sought the Change of use from office (class B1) to dwelling (class C3).

FOUL SEWER

The proposed development site is located in the catchment of a public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW) and ultimately discharges to a river Special Area of Conservation (SAC). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system, whereas the WwTW has a phosphorus consent limit in place.

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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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ASSET PROTECTION

In addition, this site is crossed by a 250mm 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 location plan it appears there is no proposed development within the protection zone of the public sewer measured 3 metres either side of the centreline and therefore acceptable in principle.

We note there is a 'turning head' annotated on the plan, we understand this is shown for illustration purposes and there is no operational development proposed. However, if the intention is for the car park to be resurfaced, we would refer the applicant our Plan and Protect team to establish the relationship of public sewer.

We therefore issue a HOLDING RESPONSE until the proposal has been clarified. We welcome further dialogue with the Applicant to confirm the position and will then reissue our advice accordingly.

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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