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: 23/12/2025
Our Ref: PLA0092181
Your Ref: P/2025/0919

Dear Sir/Madam

Grid Ref: SJ387507 338829 350793
Site: FORMER RIDLEY WOOD INDUSTRIAL COMPLEX Bryn Lane WREXHAM
Development: CHANGE OF USE OF LAND TO FORM OPEN AND CONTAINERISED SELF STORAGE AND ASSOCIATED WORKS

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 application seeks change of use of land to form open and containerised self storage and associated works at the above site.

ASSET PROTECTION

We would advise that the site is crossed by 150mm combined public sewer. 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 Proposed Site Layout, we note that the area proposed for the containers to be sited 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.
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 RESPONSE** 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

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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.