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: 12/01/2026
Our Ref: PLA0092666
Your Ref: P/2025/0958

Dear Sir/Madam

Grid Ref: SJ343540 334354 354034
Site: Land Adjacent To Ashgrove Nursing Home Gresford
Development: CHANGE OF USE OF BUILDING FROM COACH HOUSE TO CLASS B1 (OFFICES), ERECTION OF PERGOLA AND CONSTRUCTION OF CAR PARK

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

The development proposal comprises a Change of use from a coach house to offices new pergola; a new front window & new rear double doors; and a new car park.

We note that the proposal intends to dispose of foul via the existing septic tank; and surface water via soakaways.

On this basis, we offer the following comments.

Foul

We note that the proposal would dispose of foul to a Septic Tank and does not propose to connect to the main sewer. We advise that the applicant seek advice from the Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method of drainage.

Surface Water

We note that the application seeks to dispose of surface water via soakaways.

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Glas Cymru Cyfyngedig

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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

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.

As of 7th January 2019, this proposed development will be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems.

In the absence of an accompanying surface water drainage strategy, it is recommended that the developer engage in consultation with the Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewerage system. In addition, please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.

Asset Protection

In addition, this site is within close proximity to a strategic 100mm Rising Main 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.

We note the proposal creates a new access from the B5445 and the new access and driveway will be in proximity to a rising main.

Having regard to Proposed Site Layout, it appears the proposed development may be situated within the protection zone of the public asset 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.

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.

In this instance, it appears the position of our asset 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 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

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