Dŵr Cymru
Welsh Water

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Wrexham County Council
16 Lord Street
Wrexham
LL11 1LG

Date: 27/01/2026
Our Ref: PLA0092712
Your Ref: P/2025/0919

Dear Sir/Madam,

Grid Ref: SJ387507 338828 350789
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 issued a HOLDING RESPONSE on 23.12.25 on the grounds of Asset Protection, advising that the proposed development is crossed by a 150mm combined public sewer.

We acknowledge receipt of an additional plan (ref. A1-03) which provides an easement plan for the asset. However, having regard to Proposed Site Layout, it appears the proposed development would still be situated directly above the asset and 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.

We would advise that there is scope for the development to be reconfigured to sit outside the protection zone of the asset. 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 asset crossing the proposed development site.

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.

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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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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 maintain our **HOLDING OBJECTION** to the development and welcome further dialogue with the developer to further discuss.

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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