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: 03/03/2026
Our Ref: PLA0093448
Your Ref: P/2025/0948

Dear Sir/Madam

Grid Ref: SJ301454 330178 345484
Site: Moreton Inn Ruabon Road Ruabon
Development: VARIATION OF CONDITIONS 2, 3, 4, 6, 7, 8, 9, 11, 13, 14, 15, 18 AND 22 OF PLANNING PERMISSION P/2023/0095 TO AMEND APPROVED PLANS – SUBSITUTION OF HOUSE TYPES AND AMEND WORDING OF CONDITION

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 previously provided our response under ref. PLA0092419 on 29.12.2025 issuing a holding response requesting further details. Since this time, we have received a 'Manhole Connection Plan S104 Application Reference: PSA2771922'.

We therefore offering the following appraisal and comments.

We note that application seeks the removal and/or variation of conditions, however, it appears the application also seeks to discharge a suite of conditions. We have been consulted on the sought approval of condition no. 13 which seeks approval of a Foul Drainage Strategy. The full wording of condition 13 is extracted below:

> *No development shall take place until a scheme for the drainage of foul water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use/occupation of the development.*

We note that drawing ref. Proposed S104 Drainage Layout and manhole connection details have been submitted for approval. Having reviewed the proposed details, we have no objection in principle to Foul water outfall into existing combined via manhole ref. SJ30451501.

As noted on the submitted plan, in addition to this discharge of condition, the proposal will be subject to a Section 104 Adoption Agreement being complete, a Section 106 application to connect must be made

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.

to DCWW the developer shall be given 21 days notice prior to connection. The works may only be undertaken by an SSIP Health & Safety approved contractor.

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.