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Welsh Water

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Wrexham County
16 Lord Street
WREXHAM
LL11 1LG

Date: 10/03/2026
Our Ref: PLA0093643
Your Ref: P/2026/0088

Dear Sir/Madam,

Grid Ref: SJ145312 314609 331296
Site: Llan Gau, Llanarmon, Dyffryn, Ceiriog, Llangollen, LL20 7LL
Development: Erection of single storey outbuilding ancillary to main dwelling

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 that the application seeks the erection of single storey outbuilding ancillary to main dwelling. We note that surface water will be disposed of via soakaways; and foul via 'other' method of disposal to the mains.

FOUL WATER

There is no public sewerage system in this immediate locality. We note that the proposal would dispose of foul to a Private Treatment Plant. As the proposal intends utilising an alternative to mains drainage for foul water, 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

As of 7th January 2019, this proposed development may 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.

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We welcome correspondence in Welsh and English

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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.

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 Davies
Lead Development Planning Officer
Developer Services

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