Dŵr Cymru
Welsh Water

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Wrexham County
16
Lord Street
WREXHAM
LL11 1LG

**Date: 15/06/2026**
**Our Ref: PLA0095910**
**Your Ref: P/2026/0322**

Dear Sir

**Grid Ref: SJ321540 332159 354033**
**Site: Bradley And Gwersyllt Sports Club Wall Road Bradley**
**Development: ALTERATIONS AND ENLARGEMENT OF EXISTING BAR AND CLUB HOUSE INCLUDING ROOF TERRACE AND ROOF LINK TO CHANGING FACILITIES**

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

**ASSET PROTECTION**

The site is within close proximity to a strategic 225mm Public Combined Sewer 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. Having regard to Proposed Site Layout, it appears the proposed development would be situated directly above the asset and within the protection zone of the public asset measured 3metres 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 asset crossing the proposed development site. 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.

It may be possible for this sewer to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

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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.

At this time of consultation, we issue a **HOLDING RESPONSE** until further engagement with Applicant is undertaken.

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,

**Alaw Jones**
**Development Planning Officer**
**Developer Services**

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