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 27.01.26 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. Having regard to Fencing Details, the proposed footings would be of 300mm deep and therefore, we require that no footings or posts are placed 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 recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location and depth of the asset and establish the relationship to the proposed development.

On this basis, the below conditions and advisorys must be imposed to any future planning permission.

Condition 1 – Surface Water

No surface water from the development hereby approved shall drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

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Glas Cymru Cyfyngedig

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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.

Condition 2 – Protection of Sewer Easement

Prior to commencement, a plan showing that no posts, footings, foundations associated with fencing will not be installed within the extent of the sewer easement as shown is submitted to the Local Planning Authority for approval.

The footings of the fencing shall be designed and positioned so as to be entirely clear of the easement, ensuring no load, obstruction, or interference is placed upon or within the easement area at any time.

Reason: To safeguard access to and maintenance of the sewer infrastructure and to prevent damage to existing utilities, in accordance with good planning practice and statutory undertaker requirements

Advisory Notes

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It would therefore be recommended that the developer engage in consultation with Merthyr Tydfil County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

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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