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Welsh Water

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Wrexham County
16
Lord Street
WREXHAM
LL11 1LG

Date: 29/06/2026
Our Ref: PLA0096175
Your Ref: P/2026/0366

Dear Sir

Grid Ref: SJ348428 334886 342850
Site: Rose Hill Erbistock, LL13 0DE
Development: CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICES) TO CLASS C3 (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.

FOUL WATER DRAINAGE

There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal.

We acknowledge that the application seeks to dispose of foul via alternative method to the main sewer and surface water via sustainable drainage sytems.

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is 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

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
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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
Lead Development Planning Officer
Developer Services