Dŵr Cymru
Welsh Water

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Wrexham County
16
Lord Street
WREXHAM
LL11 1LG

Date: 08/07/2026
Our Ref: PLA0096196
Your Ref: P/2026/0266

Dear Sir

Grid Ref: SJ327509 332837 350903
Site: TURF HOTEL, MOLD ROAD, WREXHAM
Development: ERECTION OF STRUCTURE INCLUDING SEATING, BAR AND TOILETS

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 note that we have been re consulted on amended site plans. We previously issued a holding response on the grounds of asset protection, advising that:

This site is crossed by a public foul sewer with their approximate position being marked on the attached statutory public watermain 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 the proposed plans, it appears the proposed development would be situated 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. 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.

In this instance, it appears there is sufficient space and scope to re-position the development outside the protection zone of the asset. Therefore, it is strongly recommended that the proposed plans are amended to take into account the location of the asset crossing the site and we respectfully request we are re-consulted on receipt of this information. It is also 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 their relationship to the proposed development.

Accordingly, for the reasons outlined above, we offered a Holding Objection until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this

information.

The revised site plan however, still conflicts with the protection zone of the asset crossing the site. In particular the toilets located north will be situated above the 225 foul sewer. We have also not been notified of any surveys being undertaken to establish the exact location and depth of the asset. As such, we maintain our **Holding Response** until further dialogue is carried out with the Applicant and / or the surveys are undertaken and / or the layout is amended to remove the structure from the protection zones.

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