Developer Services
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Wrexham
16 Lord Street
Wrexham
LL11 1LG

Date: 7th September 2026
Our Ref: 1002544
Your Ref: P/2026/0322

Grid Ref: 332156,354043
Site: Bradley And Gwersyllt Sports Club, Gwersyllt Cricket Club Park Wall Road, Bradley, Bradley, Bradley, LL11 4DX
Development: Alterations and enlargement of the existing bar and club house

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 we have been reconsulted on the above application and revised plans have been submitted showing an easement for the existing combined sewer which runs through the site.

However, the proposed ramp remains to be located within the protection zones of the asset. We would advise that it is not permissible to locate any building, structure, trees/shrubs, ecological mitigation, SuDS features or the raising or lowering of ground levels within the protection zones of our assets. 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(s) crossing the proposed development site.

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 its relationship to the proposed development.

Alternatively, 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.

We're not-for-profit. Every single penny we make goes back into looking after your water and environment. You can contact us in Welsh or English.

Rydym yn gwmni nid-er-elw. Mae pob ceiniog a wnawn yn mynd i ofalu am eich dŵr a'ch amgylchedd. Cysylltwch a ni yn Gymraeg neu'n Saesneg.

Dŵr Cymru Cyf (2366777)
A limited Company registered in Wales
Cwmni cyfyngedig wedi'i gofrestu yng Nghymru:
Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT

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Foul Drainage

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We also advise that Gresford WwTW has a phosphate permit. You will need to discuss this matter further with the local planning authority.

Surface Water

We would advise that no surface water flows from the proposed development shall communicate directly or indirectly to the public sewerage system.

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'. It is therefore recommended that the developer engage in consultation with the Local Authority, 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.

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

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 sincerely,

Developer Services

Dŵr Cymru Welsh Water

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