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Wrexham
16 Lord Street
Wrexham
LL11 1LG

Date: 12th October 2026
Our Ref: 1003792
Your Ref: P/2026/0322

Grid Ref: 332156,354043
Site: Park Wall Road Wrexham, Wrexham, LL11 4DX
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.

We previously issued a holding response under PLA1002544 due to asset protection. Since this time, we note that the ramp crossing the 3m protection zone of the combined sewer has been removed. As such, we can confirm we have no objection to the planning application. However, given the proximity to the development, it is still advised that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the exact location of the asset and establish its relationship to the proposed development prior to commencement.

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

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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

Dŵr Cymru Welsh Water

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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.

We would therefore request if minded to grant planning consent that the following **Condition and Advisory Notes** are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Condition

No surface water from any increase in the roof area of the building / or impermeable surfaces within its curtilage shall be allowed to 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.

Advisory Notes

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.

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.

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

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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.

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

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