Dŵr Cymru Welsh Water

Developer Services
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Wrexham
16 Lord Street
Wrexham
LL11 1LG

Date: 21st October 2026

Our Ref: 1004178
Your Ref: P/2026/0605

Grid Ref: 332978,352251
Site: 10 Ffordd Caerfyrddin Wrexham, Wrexham, LL11 2LD
Development: RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2022/0287 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF 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.

We note that we previously commented on the outline application and imposed a condition seeking foul and surface water drainage scheme; and that no surface water to communicate with the public sewerage system.

Having reviewed the drainage details for this Reserved Matters Approval, we can provide the following observations.

In terms of foul drainage, we can confirm that there is capacity within the public sewerage system to accommodate foul only. Please note the applicant has not obtained/concluded approval under Section 104 of the Water Industry Act 1991 and therefore amendments may be required through this process. The applicant will be responsible for notifying the Local Planning Authority of any amendments made through this process".

In terms of surface water, we note that the proposal incorporates sustainable drainage systems and outfalls to a soakaway within the curtilage. As such, we have no objection to the proposal in principle, however, would advise that this application will be subject to SAB approval. As such, detailed assessment will be considered as part of any subsequent SAB application.

We request that if you are minded to grant Planning Consent for the above development that the following Advisory Notes listed below are included within the consent to ensure

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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no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Conditions

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 applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers 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. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

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.

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Yours sincerely,

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