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10/11/2020

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CONSTRUCT REAR EXTENSION. CONSTRUCT SIDE EXTENSION TO ACCOMMODATE INDOOR SWIMMING POOL. EXTENSION OF GARDEN CURTILAGE TO INCLUDE THE ERECTION OF NEW BOUNDARY WALL/FENCE AND NEW OUTBUILDING (GYM).

LLEOLIAD / LOCATION: 4 NEWLAND PARK, PENYARD, MERTHYR TYDFIL, CF47 0TJ.

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 20 October 2020.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirement is met. Otherwise, we would object to this planning application.

Requirement: Drainage – further information is required regarding the drainage arrangements for the swimming pool.

Drainage

We note the proposed method of foul drainage for the gym and shower room is via a new septic tank and disposal of surface water is via sustainable drainage system (SuDS). However, no information has been provided regarding the drainage arrangements for the swimming pool.

Please note, septic tanks and small package treatment plants are **not** suitable to treat pool filter backwash as the volume of water and chemicals damage the treatment process and could lead to pollution of the environment.

Therefore, further information is required regarding the dimensions of the swimming pool and the drainage arrangements for the swimming pool.

Further Advice

We understand the proposed swimming pool will be attached to an existing dwelling. However, it is unclear how this property is currently disposing of its foul and surface water. We note there does not seem to be any exemptions or permits on the public register for the existing foul drainage arrangements.

The Applicant should be aware that to operate a private sewerage system, they will need to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment / disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the [Netregs website](#), which provides further information.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Paige Minahan

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales