

---

**From:** donotreply@dwrcymru.com  
**Sent:** 24 November 2022 15:17  
**To:** Planning  
**Cc:** BPMCopies@dwrcymru.com  
**Subject:** Re.PLA0069182. Notification  
**Attachments:** PLA0069182 Land adj to Kingsley Terrace, Aberfan, Merthyr Tydfil.doc; water easement PLA0069182.docx; water plan PLA0069182.pdf

\*\*\*WARNING THIS IS AN EXTERNAL EMAIL\*\*\*

\*\*\*External attachment warning, although this email has been scanned for threats, please take extra care before opening attachments from unrecognised senders.\*\*\*

Dear Customer,

Please find attached important information relating to your application.

Should you wish to contact us for any reason, you must use the contact information shown on the attachment(s).

Please do not reply directly to this message.

Best regards,

Developer Services  
Dwr Cymru Welsh Water

---

Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website [www.dwrcymru.com/waterefficiency](http://www.dwrcymru.com/waterefficiency) to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn [www.dwrcymru.com/waterefficiency](http://www.dwrcymru.com/waterefficiency)

---

\*\*\*\*\* This email and any file attached is confidential. If you are not a named recipient or believe you may have received this email in error please delete from your system and promptly inform the sender. Dwr Cymru Cyf (trading as Welsh Water) is a company registered in England and Wales, number 02366777, registered office Linea, Fortran Road, St Mellons, Cardiff CF3 0LT. Mae'r neges e-bost yma ac unrhyw ffeil sydd ynghlwm wrthi'n gyfrinachol. Os nad chi yw'r derbynnydd a enwir, neu os ydych chi'n credu eich bod wedi derbyn y neges yma ar gam, dylech ei dileu o'ch system ar unwaith a hysbysu'r anfonwr. Cwmni sydd wedi ei gofrestru yng Nghymru yw Dŵr Cymru Cyf (yn masnachu fel Dŵr Cymru), ei rif cofrestredig yw 02366777, ,, ac mae ei swyddfa gofrestredig yn Linea, Heol Fortran, Llaneirwg, Caerdydd, CF3 0LT. \*\*\*\*\*

Merthyr Tydfil County  
The Planning Division  
Unit 5 Triangle Business Park  
PENTREBACH  
Merthyr Tydfil,  
Mid Glamorgan  
CF48 4TQ

**Date: 24/11/2022**  
**Our Ref: PLA0069182**  
**Your Ref: P/22/0286**

Dear Sir/Madam

**Grid Ref: ST072994 307230 199524**

**Site: Land adj to Kingsley Terrace, Aberfan, Merthyr Tydfil**

**Development: Erection of four pairs of semi-detached dwellings with associated engineering and landscaping works**

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 have reviewed the information submitted as part of this application with particular focus on the application form and engineering drawing 22023-PL-001-D. We note the intention is to drain foul water to the public sewer and surface water via sustainable means. Whilst it is unclear what SUDS will be included in the design we understand that this may entail a discharge to a nearby dry watercourse/canal in which we have two large diameter strategic watermains.

The proposed development site is crossed by a 800mm public watermain and lies in close proximity to a 27 inch watermain with their indicative locations shown on the enclosed public asset record.

Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times. The required protection zone of 6.7 meters either side of the centre line of the sewer may impact upon the proposed housing development and we recommend that this is given appropriate consideration during the design and determination process. The position shall be accurately located by trial holes before works commence. We therefore invite the applicant to contact us to commence with such works. Once located we request that a further plan is submitted to plot the public watermains and demonstrate that the required protection zone can be maintained, including any new structures/retaining walls are kept outside of the protection zone.

Notwithstanding the above, if you are minded to grant planning permission we request that the following **Conditions and Advisory Notes** are included within any subsequent consent.

### **Conditions**

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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.

No development shall commence until a scheme demonstrating the distance and relationship of the development, for the protection of the structural condition of the 800mm and 27 inch water mains located adjacent to the Eastern boundary of the development site, has been submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be implemented in full before any other development hereby permitted has commenced, and shall be retained at all times for the duration of the approved operations including the restoration works.

Reason: To ensure that the proposed development does not affect the integrity of the public water supply system in the interests of public health and safety.

### **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.

The applicant may 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](http://www.dwrcymru.com)

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.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Matthew Lord  
Development Planning Officer  
Developer Services



Welsh Water is owned by Glas Cymru – a ‘not-for-profit’ company.  
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni ‘nid-er-elw’.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

800mm is just within boundary & 27-inch main runs close also. Mains are to be traced and marked before any works commences. total easement to the 800mm main is 13.4m (6.7m either side) providing main is at a depth of 3m. Trial holes recommended to confirm depth

**CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS**

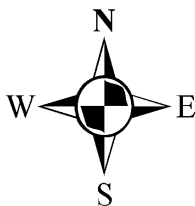
Location: Adj to Kingsley Tce, Aberfan, Merthyr Tydfil, Merthyr

Date: 24.11.2022

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance as **above**
2. from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.



**LEGEND(Representative of most common features)**

|                                                           |                         |                                                       |                        |
|-----------------------------------------------------------|-------------------------|-------------------------------------------------------|------------------------|
| <b>Waste network:</b>                                     |                         |                                                       |                        |
| Foul chamber                                              | Surface water chamber   | Outfall                                               | Lamphole               |
| Combined chamber                                          | Combined sewer overflow | Storm Overflow                                        | Rising main            |
| Special purpose chamber                                   | Private sewer           | Private sewer subject to Sect. 104 adoption agreement | Private Sewer Transfer |
| Treatment works                                           | Pumping station         | S 104                                                 | Lateral Drain          |
| NB: Sewer symbol colour indicates the type.               | RED - Combined          | GREEN - Surface Water                                 | BROWN - Foul           |
| Purple - Former S24 sewers (for indicative purposes only) |                         |                                                       | Inspection Chamber     |

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS  
TO BE DETERMINED ON SITE.**

Reproduced by permission of the Ordnance Survey on behalf of  
HMSO. © Crown copyright and database right 2017.  
All rights reserved.  
Ordnance Survey Licence number 100019534

Map Ref: 307230,199524  
Map scale: 1:1250  
Printed by: Gillian Williams  
Printed on: 24 Nov 2022