

Mr Sam Courtney
LRM Planning Ltd.
22 Cathedral Road
Cardiff
CF11 9LJ

Date: 22/10/2021
Our Ref: PPA0006137

Dear Mr Courtney

Grid Ref: 309571 197316

Site Address: Land at Springfield Rise, Treharris

Development: Article 2D - Proposed residential development forming 23no. affordable dwellings and associated works including sustainable drainage, access, diversion of existing Public Right of Way and completion of existing estate road

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 04/10/2021, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

We have no objection for the domestic foul flows generated from this development to connect to the public sewer.

As of 07/01/2019, this proposed development is 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'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

Please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

ASSET PROTECTION

The proposed development site is crossed by both public watermain and a sewer with the approximate position being marked on the attached Statutory Public Watermain and Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. I enclose our Conditions for Development near Watermains. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the Developer. Please note that no part of any building or sustainable drainage feature will be permitted within 3 metres either side of the centreline of the public sewer(s).

SEWAGE TREATMENT

No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute (under Sections 40-41 of the Water Industry Act 1991) towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of a new water connection application.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com



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.

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

PPA0006137

CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: Land at Springfield Rise, Treharris
Date: 25.10.2021

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 of **3m** from the centre line of the 90mm main and **4.75m** from the centre line of the 225mm main. 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.



Dŵr Cymru
Welsh Water

PPA0006137 Sewer Plan



LEGEND(Representative of most common features)

Waste networks:

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

Notes:

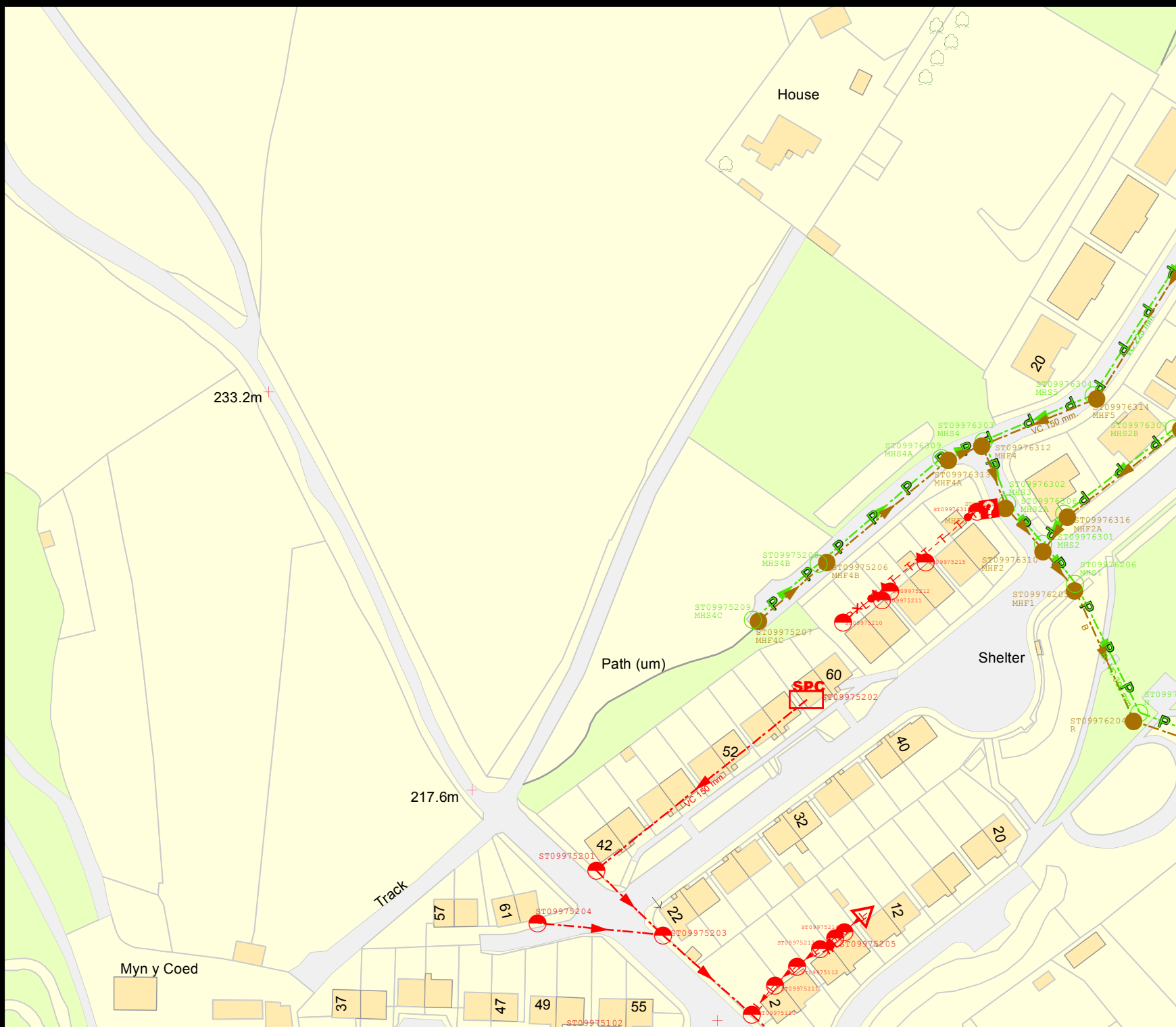
Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible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

Dŵr Cymru Cylgregdd (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranted as to its correctness in the event of excavations or other works made in the vicinity of the company's apparatus. The error of locating apparatus facilities carrying out any excavations made entirely on your. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 103 and 109 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 include the existence of water mains, storm water drains, lateral drains or other apparatus and any excavation should be made in September 1998, or if that date is not practicable then the date of the plan should be noted. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's liability for compensation for any damage to be anticipated.

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

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Map Ref: 309516,197309
Map scale: 1:1250
Printed by: Chris Trower
Printed on: 25 Oct 2021





Dŵr Cymru
Welsh Water

PPA0006137 Water Plan



LEGEND(Representative of most common features)

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

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 Cylfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranted as to its correctness in the event of excavations or other works made in the vicinity of the Company's apparatus. The error of locating apparatus facilities carrying out any excavations made entirely on your. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 103 and 109 of the Water Industry Act 1991 which is based upon the records that are available to the Company may not disclose the existence of water mains, service pipes, drains, lateral drains or other apparatus and any excavations made in the vicinity of the water main or the apparatus described in this plan should be made with caution. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's liability for compensation for any damage to be anticipated.

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

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Printed by: Chris Trower
Printed on: 25 Oct 2021



From: [Coughlan, Gerald](#)
To: [Rhys Jones](#)
Cc: [Williams, Huw \(Engineers\)](#)
Subject: FW: Land at Springfield Rise, Treharris - Pre-Application Consultation [NOT PROTECTIVELY MARKED]
Date: 18 October 2021 13:08:58
Attachments: [211004 Pre-Application Consultation Notice.pdf](#)
[211004 Pre-Application Consultation Notice.pdf](#)

Rhys – hope the following is beneficial any queries please contact me.

- a) the nearest adopted highway is the highway linking Twynygarreg to Cilhaul, all roads within the existing development are privately maintained.
- b) existing development has uncompleted highways in various states of disrepair
- c) the original developer initiated a S38 highway adoption agreement but never completed, thus the highways were unsupervised and remain unadopted
- d) highways could be adopted in the future subject to highways satisfying current highway criteria including funding all necessary works , provision of a Bond (refundable on the successful completion of the adoption procedure) , legal/supervision/administration/testing fees for MTCBC staff (non refundable).
- e) Adoption to include the unadopted highway through the existing development to tie up with the existing adopted highway network
- f) previous PreApp submission had two options layouts
- g) this application indicates proposal is to include 14 x single bedroom flats, 6 x two bedroom houses, 2 x three bedroom houses & 1 x four bedroom dwelling
- h) highway details are required for the proposal to connect to the adopted highway i.e. gradients, radii, widths, construction materials, drainage, no storm water to discharge on to the adopted highway, street lighting etc. proposals are to satisfy current MTCBC highway design criteria.
- i) carparking provision as indicated is satisfactory each flat will have a single carparking space, two & three bedroom properties have two spaces, four bedroom property has 3 spaces
- j) no visitor carparking provision.
- k) the additional traffic movements likely to be generated were not considered excessive during previous planning applications at this

location, and not for this proposal

- l) storm water drainage is to comply with current legislation and will require a separate SAB approval which is independent of any future planning decision. **Contact MTCBC SAB Officer**
- m) foul water discharge to be approved by Dwr Cymru Welsh Water
- n) earth retaining structures are likely, any in excess of 1m will require calculations for approval before siteworks commence.
- o) ground conditions need to be evaluated in advance of foundation design, due to the past mining history of the locality

Response is based on information supplied, any queries please get back to me .

Gerald

t: 02920 349737 m: 07917 907901
website | gwefan: lrmplanning.com
twitter: @lrmplanning

Correspondence Address | Cyfeiriad Gohebiaeth: 22 Cathedral Road, Cardiff CF11 9LJ
Registered Address | Cyfeiriad Cofrestiedig: Nyewood Court, Brookers Road, Billingshurst RH14 9RZ



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Croesawn ohebu yn Gymraeg a fydd hyn ddim yn arwain at oedi.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu ar gyfer pwy bynnag y cyfeirir ef ato neu atynt. Mae cynnwys yr e-bost hwn cynrychioli barn y sawl a enwir uchod, felly nid ydyw'n dilyn ei fod yn cynrychioli barn Cyngor Bwrdeistref Sirol Merthyr Tudful.

Darllenwch ein [hysbysiadau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth bersonol.

Cyngor Bwrdeistref Sirol Merthyr Tudful

Canolfan Dinesig
Stryd Y Castell
Merthyr Tudful
CF47 8AN

Teleffon: 01685 725000

We welcome correspondence in Welsh and this will not lead to a delay.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The contents of this e-mail represent the views of the individual(s) named above and do not necessarily represent the views of Merthyr Tydfil County Borough Council.

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Merthyr Tydfil County Borough Council

Civic Centre
Castle Street
Merthyr Tydfil
CF47 8AN

Telephone: 01685 725000

For the attention of: Rhys Jones - Planner
LRM Planning Limited

[By email: admin@lrmpanning.com]

12 October 2021

Dear Rhys

Schedule 1C Article 2D - Consultation before applying for planning permission

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

Proposed residential development forming 23no. affordable dwellings and associated works including sustainable drainage, access, diversion of existing Public Right of Way and completion of existing estate road at Land at Springfield Rise, Treharris

Thank you for your notification of 04 October 2021 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.

Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this

site and / or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning application for this site. The LPA should add our Informative Note on any planning permission granted.

I trust that the above is helpful, however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.