

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

**Date: 11/06/2025**  
**Our Ref: PLA0087672**  
**Your Ref: P/25/0144**

Dear Sir/Madam,

**Grid Ref: ST074994 307501 199516**  
**Site: Rechabite Hall, Crescent Street, Merthyr Tydfil**  
**Development: Demolish Rechabite Hall and construct a new purpose-built bat tower**

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 and draw attention to the fact that our records indicate that the proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times. The required protection zone of 3 meters either side of the centre line of the sewer may impact upon the bat tower and we recommend that this is given appropriate consideration during the design and determination process. The position shall be accurately located, marked out on site before works commence and if the required protection zone cannot be maintained then we request that the applicant contacts us to discuss options including the potential to divert the public sewer. We recommend that a further plan is submitted to plot the public sewer (once located) and demonstrate that the required protection zone can be maintained. We therefore place a holding objection on the application.

Please note that it is the homeowner's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing works, we recommend you review the information and guidance on Building Over Sewers available on Welsh Water's website at <https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>.

We note that there no flows are proposed to connect to the public sewerage system.

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**



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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

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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.