

Mr Chris Connor
Harley Haddow
The Sky Park 8
Elliot Place
Glasgow
G3 8EP

Date: 9 October 2020
Our Ref: PPA0004277

Dear Mr Connor

Grid Ref: 306059 208756
Site Address: Pant Industrial Estate, Dowlais
Development: 16 Industrial Units

We write further to our letter dated 3 September 2019 relating to the above site, and we can provide the following amended comments in respect to the proposed development.

SEWERAGE

The foul flows and domestic surface water from the proposed development can be accommodated within the public sewerage system. We advise that the foul flows should be communicated to the foul sewer located in the highway to the north of the site.

As of 7th January 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.

In this instance, with respect to the evidence provided recently, we are satisfied that the applicants have suitably explored and exhausted all alternative surface water runoff destinations in accordance with the hierarchy (Priority Levels 1 – 4) set out in Standard S1. Therefore, in principle, we offer no objection to the communication of surface water flows into the public surface water sewer crossing the site and subject to a suitable flow control device with a maximum attenuated discharge rate of 5 l/s.

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

As mentioned above the proposed development site is crossed by a 300mm public sewer with the approximate position being marked on the Statutory Public Sewer Record previously provided. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building or SuDS facility will be permitted within 3 metres either side of the centreline of the public sewer.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, 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 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

You are 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. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

SEWAGE TREATMENT

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

WATER SUPPLY

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 4" diameter watermain in NGR 306042,208804. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
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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.

Please note our revised response is based on the information provided and should the information change during the course of the application process 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

Please quote our reference number in all communications and correspondence.

Yours sincerely,

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.



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