

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

Date: 07/08/2025
Our Ref: PLA0089321
Your Ref: P/25/0214

Dear Sir/Madam,

Grid Ref: SO089045 308949 204580

Site: Blaen-Bargoed Cottage, Bryn Caerau Farm, Merthyr Tydfil.

Development: Demolition of derelict cottage and inclusion of its site into adjoining property. Erection of garage extension, side extension and rear extension and other external alterations. (Retrospective 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 the application and note that the intention is for surface water to be disposed of via sustainable means as demonstrated on the submitted application form. We recognise that the assessment of this method of disposal is the responsibility of SAB, however, offer no objection in principle to this proposal.

In regard to the disposal of foul water, through the means of a package treatment plant, we offer no objection.

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

Advisory notes

The applicant is 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 us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore require approval of Sustainable Drainage Systems (SuDS) features, from the determining SuDS Approval Body (SAB), in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Bethan Davies
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,
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Gymraeg neu yn Saesneg

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