
From: donotreply@dwrcymru.com
Sent: 22 May 2024 14:39
To: Planning
Cc: BPMCopies@dwrcymru.com
Subject: Re.PLA0080169. Notification
Attachments: f4a90d0a-182c-11ef-9d67-000000273616.doc; PLA0080169 - Water Plan.pdf; PLA0080169 Water Easement NEW.docx

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 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

***** 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 Council
The Planning Division
Unit 5 Triangle Business Park
PENTREBACH
Merthyr Tydfil
CF48 4TQ

Date: 22/05/2024
Our Ref: PLA0080169
Your Ref: P/24/0115

Dear Sir/Madam,

Grid Ref: SO038062 303903 206248

Site: 4 Cwm Woods Grove, Merthyr Tydfil

Development: Detached dwelling (Retrospective) at 4 Cwm Woods Grove (formerly Plot 4 Off Uppers Colliers Row) Heolgerrig

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 would inform you that a public water main is crossing the application site with the approximate position being marked on the attached Statutory Public Water Main Record. In accordance with the Water Industry Act 1991, Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs, and as such would require an easement of 4.25 metres either side of the centreline of the pipe. Should the proposed development be located within the protection zones of the water main, there would be a requirement to divert the public asset, which can be applied for under Section 185 of the Water Industry Act 1991. I enclose our Conditions for Development near water mains. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

We offer no objection in principle to the foul flows discharging to the public sewer and note that the application specifies the proposed method of surface water disposal to be via a soakaway. Therefore, if you are minded to grant Planning Consent for the above development, we would request that the following **Condition and Advisory Notes** are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

SEWERAGE

Condition

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

Advisory Notes

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It would therefore be recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

In accordance with Planning Policy Wales (Edition 11) 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.

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 private 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

The planning permission hereby granted does not extend any rights to carry out any works permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.



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.

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

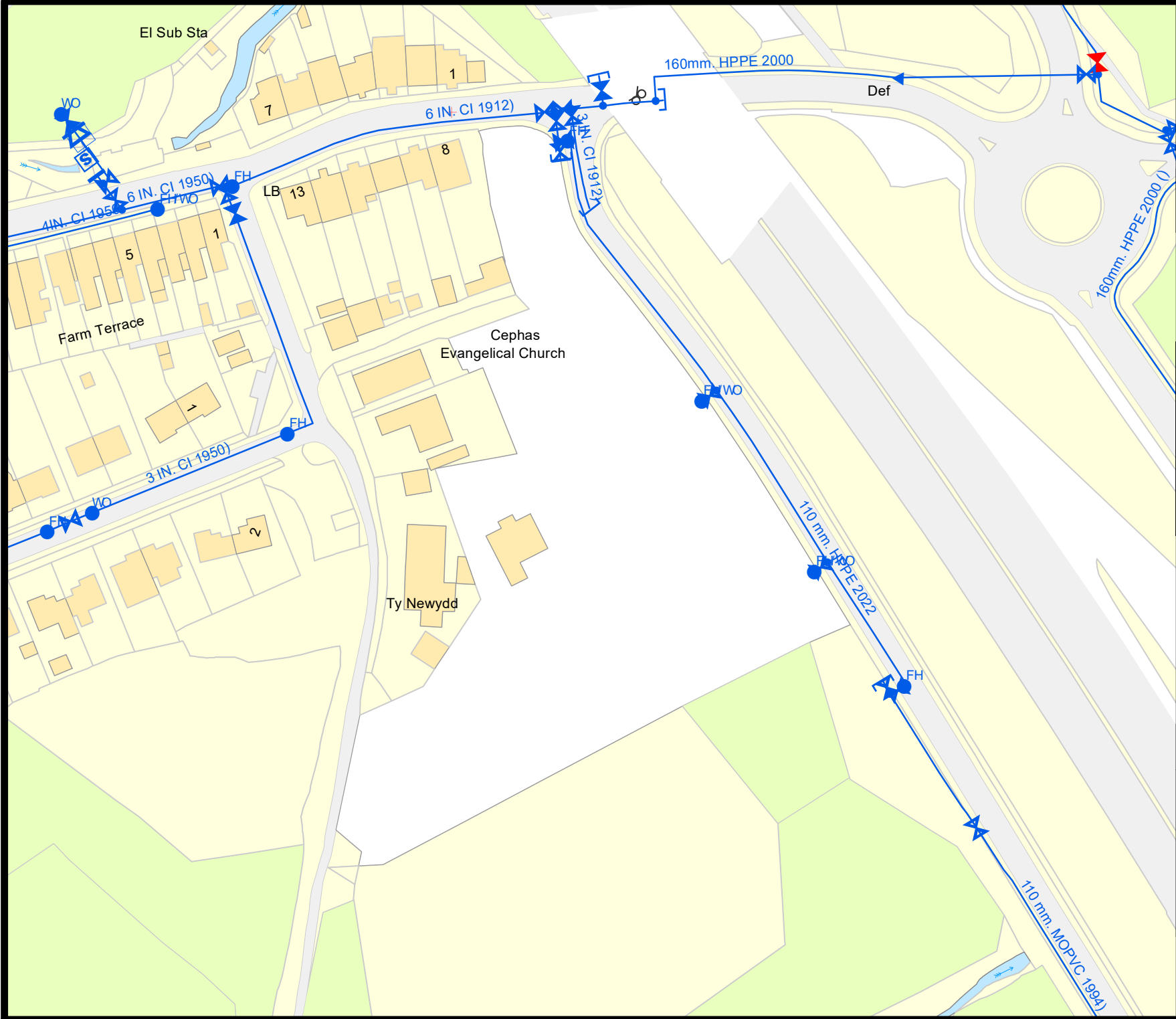
Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries, please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Maria Evans
Development Planning Officer
Developer Services



Dŵr Cymru
Welsh Water

PLA0080169



LEGEND

Clean network:

- Sluce valve
- Pressure reducing valve
- Meter
- Bulk meter
- Hydrant
- Cap end
- Air valve



- Water Treatment Works
- Water Pumping Station
- Existing main
- Non-operational main
- Raw Water

NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

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 Cymuned (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 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 user of this information is advised to carry out any excavations made solely on their own. The information is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 109 of the Water Industry Act 1991 which in no way opens the liability of the Company or its employees for any damage or loss caused by the use of the information. 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 other underground apparatus and any associated apparatus, but before 1 September 1992, or if they do, the particular detail of the position, depth and size may not be accurate. 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 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.**

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Map Ref: 303910,206248
Map scale: 1:1200
Printed by: Carys Barwell
Printed on: 22 May 2024

PLA0080169

Conditions For Development Near Water Mains

Location: 4 Cwm Woods Grove, Merthyr Tydfil

Date: 22/05/2024

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.

1. No structure is to be sited within a minimum distance of **4.25m** 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.