

Merthyr Tydfil County Council
The Planning Division
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

Date: 15/08/2022
Our Ref: PLA0067137
Your Ref: P/22/0192

Dear Sir

Grid Ref: SO049034 305197 203429

Site: Bike Park Wales, Gethin Woodland Centre, Abercarnaid

Development: Provision of 29 camping pods, changing village, vehicle workshop, children's play area and associated access, drainage and landscape infrastructure

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 not been able to consider the impact of the proposed development as no estimated potable water flow rates were provided, we have also been unable to make contact with the applicant's consultant. We therefore welcome further information on whether a potable water supply is required for example the expected flow rate, a full breakdown of the number of toilets, wash hand basins, showers/baths and café/catering facilities. Alternatively, should a private bore hole be utilised then we would have no comment to make.

In the absence of the above information, it is unlikely that sufficient capacity exists to accommodate the development without causing detriment to the existing services we provide to our customers. Accordingly, we are unable at this stage to provide the applicant/developer with a point of adequacy on the network.

In light of this, we would kindly request that if you are minded to grant Planning Consent for the above development 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.

CONDITION

Water Supply

No development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary, a scheme to reinforce the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Reason: To ensure the site is served by a suitable potable water supply.

Sewerage

As the applicant intends utilising a private treatment works, we would advise that the applicant contacts Natural Resources Wales who may have an input in the regulation of this method of drainage disposal.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

Advisory Notes

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'. It is therefore recommended that the developer engage in consultation with Merthyr Tydfil County Borough Council, 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.

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 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 to the public sewerage or water supply systems without first having obtained the necessary 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.

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. 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



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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