

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

Date: 15/12/2025
Our Ref: PLA0091859
Your Ref: P/25/0321

Dear Sir/Madam,

Grid Ref: ST094963 309459 196356

Site: Land Adj. Tramroad Side, Merthyr Tydfil

Development: Change of use from storage yard to provide a single storey eco house

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

This site is crossed by two public sewers with their approximate positions being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to the site plan, it appears the proposed development would be situated within the protection zone of the 1500mm combined public asset measured 7.5 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

In this case, the location of our assets is likely to significantly constrain the proposed development. We strongly recommend that the developer carries out a trace to confirm the position of the sewers, as our statutory sewer map should be treated as indicative only. Please note that development within the designated protection zone of these assets will not be permitted under any circumstances. Therefore, careful consideration should be given to the overall viability of the scheme.

Accordingly, for the reasons outlined above, we offer a **HOLDING OBJECTION** and respectfully request this application is refused.

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@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Bethan Davies
Development Planning Officer
Developer Services



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,
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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