

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

**Date: 06/10/2025**  
**Our Ref: PLA0090372**  
**Your Ref: P/25/0253**

Dear Sir/Madam,

**Grid Ref: SO066091 306674 209178**

**Site: 63 Brecon Rise, Merthyr Tydfil**

**Development: Erection of dwelling with associated parking and external 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.

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'. In this instance, we offer no objection to proposals for disposal of surface water flows into a Sustainable Drainage System, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

In addition, this site is crossed by a public Foul and Surface Water Sewer 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 proposed site plan, it appears the proposed development would be situated directly above the public assets, which has a protection zone measured 3 metres either side of the centreline of each sewer. 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 assets crossing the proposed development site.

In this instance, it appears there is sufficient space and scope to divert the assets to enable the development to be positioned outside the protection zones. However, the developer will require an application under Section 185 of the Water Industry Act 1991, and we are unable to support the planning application until a scheme has been technically approved for the diversion of the assets. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

Accordingly, for the reasons outlined above, we offer a **Holding Objection** until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

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](mailto: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  
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