

DELEGATED REPORT

Application No:	P/25/0159
Site Address:	Land To The South Of Canal Side House Pleasant View Aberfan
Development:	Erection of 2 no. detached dwellings
Case Officer:	Rebecca Owens
Site Visit:	10th June 2025
Application Expiry Date:	15th May 2026
Consultation reply date expired:	19th November 2025

APPLICATION SITE

The application relates to a parcel of land located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, other dwellings on either side and a strip of vegetated land to the rear separating the site from the Taff Trail. The site comprises of a section to the front which is level with the adjacent highway and then slopes steeply down to a larger flat area.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of two detached, four bedroom dwellings. These would be sited centrally within the site fronting to the west and would be split level properties to take advantage of the profile of the site, with two storeys to the front and three storeys to the rear.

The dwellings would have a rectangular footprint 7.449m in width by 8.25m in depth, with a pitched roof measuring 10.5m to its ridge (from the lower ground level). To the front of the dwellings there would be a projecting gable feature that would be 1m in depth by 4.51m in width with a ridge height of 10.24m (from the lower ground level) and a canopy over the front entrance door. Also to one side, the dwellings would have an integral garage set back 1.65m from the main front elevation, 6.6m in depth by 3.3m in width and with a pitched roof 7.15m to its ridge (from the lower ground level). The dwellings would be mirror images of one another. The external elevations would be finishes with brickwork and render whilst the roof would be covered with a slate tiles.

Each dwelling would be accessed off the highway to the west and would benefit from two parking spaces on hardstanding's to the front of their garages. There would be some reprofiling require to create a level surface for these areas and associated retaining works (up to 2.5m in height). It is also proposed to create a footway to front of the site that would be 1.8m in width, linking to the existing pavement. Adjacent to this, to mark the plot

frontages it is proposed to erect a 0.8m high brick wall. The main private garden space would be located to the rear enclosed by a wooden fence.

PLANNING HISTORY

The relevant planning history is summarised below:

P/04/0624 2 No. detached dwellings (Outline)
Outline planning permission granted on 13.01.2005

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering and Highways	No objection subject to conditions
Planning Policy Officer	No objection
Ecologist	Raised concerns regarding Green Infrastructure Statement
Environmental Health Manager	No objection subject to conditions
Dwr Cymru Welsh Water	No objection subject to condition

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and two site notices were displayed within the vicinity of the site.

One letter of objection was received following this publicity exercise. The main points raised within this are summarised below:

- There is already limited parking within the street to serve existing properties
- Increased traffic would increase the chances of an accident particularly as children play in the street
- Increased traffic and vehicles in the street would result in pollution and impact on air quality
- Development of the site would result in a loss of habitat for wildlife and cause a reduction in the number of species in the area.
- The development would impact on properties values of houses in the street
- The addition of the houses would increase stress on the land and the development would be at risk of subsiding
- There are existing drainage problems within the street and the addition of two houses will put more pressure on drainage and water quality.
- The dwellings would impact on the character of the street which comprises of traditional miners houses and would be an eye sore

- The properties would impact on privacy as they would allow for views into the dwellings opposite.
- Noise and disturbance during construction works.

Local ward councillors have been informed of the concerns raised by local residents and they have not requested that the application be presented to the planning committee. As such the application is to be determined under delegated power by the Director of Neighbourhood Services.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW1 Provision of New Homes
- SW2 Provision of Affordable Housing
- SW3 Sustainably Distributing New Homes
- SW4 Settlement Boundaries
- SW9 Planning Obligations
- SW11 Sustainable Design and Placemaking
- SW12 Improving the Transport Network
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW4 Environmental Protection
- EcW14 Waste Facilities

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 1, Affordable Housing.
- Note 2, Planning Obligations.
- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

Principle

The application site is located within the settlement boundary and as such the principle of development is acceptable subject to other relevant policies and material planning considerations. It is also situated within a residential street and between dwellings so a residential use would be considered appropriate.

Character and visual amenity

The application site is located in a residential area characterised by a mixture of housing types. Directly opposite the site is a traditional terrace of modestly designed dwellings. These generally have no notable architectural features and are largely finished with render or dash. To the south of the site is a development of relatively modern, red brick semi-detached dwellings which have front canopies and gable roof features. On either side of the site (directly adjoining the northern and southern boundaries) are three storey detached dwellings with their lower level below that of the highway. Whilst these differ in their design they are generally of the same mass and proportions, with red brick finishes and presenting front gable features. The proposed dwellings would have the greatest relationship to these properties being located in between them. Having regard to the above, the proposed dwellings are found to be of an acceptable design and scale that would fit into the existing streetscene without appearing discordant. Whilst they would not be of the same design as the surrounding dwellings, they incorporate common features and would be finished with a mixture of red brick and render to complement the pallet of material in the area. It is noted that the rear boundary would comprise of feather edge fencing along its full length which would be prominent from the Taff Trail to the east. However, this would be set back from the edge of the footpath and would be softened by natural vegetation regrowth along the remaining embankment. Having regard to the above, the development is considered to be appropriate and of a suitable design which would not harm the character or visual amenities of the area. It would therefore accord with Policy SW11 of the LDP.

Residential amenity

Regard has been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the site is directly adjoined on either side by other dwellings. The dwelling on plot one would be sited just 1.9m from the boundary with the dwelling to the north known as Canal Side House with 3.8m between their side elevations. However, it is the garage/store annexe which would be positioned adjacent to the boundary which has a depth of just 6.6m and a maximum height of 7.15m, having regard to this is not considered that there would be an overbearing impact and whilst there may be some loss of light to the windows in the southern elevation of Canal Side House as a result of the dwelling, it is not considered that this would be to a harmful degree. It is noted that the creation of the hardstanding would necessitate retaining works hard on the boundary line which would be approximately 2m from the flank elevation of Canal Side House. The hardstanding would be 6.6m in depth and a maximum of 2.5m in height with an additional balustrade on top. Whilst it is not considered that this would lead to an overbearing impact it is recognised that it would impact on the southern window of the neighbouring property, particularly those at basement level which would have a more enclosed outlook and experience some loss of light. However, a 2m high boundary could already be erected without the benefit of planning permission and prior to the clearance of

the site, there was vegetation along the boundary which was of a similar height. It is also noted that the parking spaces would create a raised platform in close proximity to the southern windows in Canal Side House, particularly at ground floor level, which would give rise to views into the rooms that they serve. However, there is already an element of overlooking into these rooms from the adjacent highway and any overlooking would only occur for a brief period when the car parking area is being used. In addition, it is noted that the planning permission for the erection of Canal Side House included a condition that these windows be fixed and fitted with obscure glazing to safeguard the amenity of adjoining properties, having regard to the fact that the adjoining plot would be developed in the future. It does not appear that these windows have been installed in accordance with these requirements and as such it is assumed that the occupier is willing to accept that their privacy may be impacted by future development. In this respect it is noted that no objections have been received from the occupier of this property. Notwithstanding, the above, it is noted that no windows are proposed in the northern elevation of the proposed dwelling on plot 1 and as such there would not be any overlooking or loss of privacy from the dwelling itself to the rooms of the property opposite.

The dwelling to the south known as Ty'n Y Mynydd, is sited at a slight angle to the dwelling proposed on plot 2. In addition, the southern boundary would be splayed. As a result the proposed dwelling would be between 1.049m and 11.162m from the shared boundary line, with the garage/store annexe located closest to the boundary. It is acknowledged that the land would be reprofiled to accommodate the hardstanding which would be at its closest point 1.7m from the boundary line and at a maximum height of 2.6m (with a balustrade/railing above). Having regard to the arrangement it is not considered that there would be an overbearing impact or any significant loss of light or overshadowing. It is noted that there are windows in the northern elevation of Ty'n Y Mynydd but there would be no windows in the southern elevation of the dwelling on plot 2 so there would be no views from the dwelling itself towards these. The raised hardstanding would allow for views towards these windows but these would be angled particularly as the ground and first floor windows are located on the furthest side of the elevation. It is also highlighted that no objections were received from the occupants of this neighbouring property.

It is recognised that there are also dwellings opposite the site but it is considered that there would be sufficient distance between windows to avoid any harmful views between these properties and the dwellings proposed. Indeed the arrangement would be similar to that which exists between Canal Side House and the properties opposite.

Thus whilst it is recognised that the development would have an impact on the occupants of the dwellings directly adjoining the site, having regard to the above considerations and noting that no objections were received from the occupiers of these properties, the development is on balance found to be acceptable in terms of its impact on residential amenity and thus would comply with Policy SW11 of the LDP in this respect.

It is highlighted that one objection was received from an occupier opposite the site. Responses to the main points raised within this are outlined later in the report.

Parking and Highway Safety

The dwellings would be accessed via the adopted highway to the west known as Pleasant View which has a 20mph speed restriction. It is considered that this can adequately accommodate the additional traffic generated by two additional properties without impinging on highway safety and no concerns are raised with respect to vehicles

accessing or egressing the site. Each dwelling would be served by three off street parking spaces (two on a driveway and one within an integral garage). This is considered to be sufficient parking to meet the needs of the dwellings.

The application site is also accessible by other sustainable forms of transport, with three bus stops located within 180m of the site. It is noted that there is current no pavement along the front of the site which impacts on pedestrian access. However, the proposed development would provide a 1.8m footway along the site frontage which would tie into the existing adopted footway. This would terminate to the east and the Head Engineering and Highways has indicated that a dropped kerb pedestrian crossing point should be included to allow for pedestrian movement. Whilst this element of the proposal would be agreed outside of the planning process under a section 278 agreement, it is recommended that a condition is included in any decision issued to ensure that this is provided prior to the dwellings being occupied.

Ecology

The application has been supported by a Preliminary Ecological Assessment (PEA). This identifies that the site was previously covered by scrub and young trees but noted that the site was purchased as a cleared plot of land with much of this vegetation removed. It also highlights that to the east of the site lies the wooded Taff Trail. The Phase 1 Habitat survey undertaken identified that there was early successional vegetation beginning to recolonise the land. It found no suitable trees or structures for roosting bats but indicated that it could be used for foraging and commuting. Similarly, no suitable habitat or evidence was found of great crested newts, amphibians, dormouse or breeding birds. Whilst there was suitable habitat for badger foraging it was deemed unlikely to be suitable for setts and there was no evidence of badgers found. In terms of reptiles, the site offers some habitat for foraging basking, sheltering and hibernation and it was considered likely that slow worm, common lizard and grass snake use the site. However, a field survey undertaken found no reptiles. Thus whilst it was noted that the proposal would be unlikely to impact on reptiles, it was recognised that they can recolonise an area quickly and as such the report recommended that work be undertaken in accordance with a method statement. Finally, the report noted that it was likely that common and widespread invertebrates utilise the site including Section 7 species. It highlighted that there is a varied mosaic of habitats on the site and an abundant invertebrate habitat within the surrounding areas. Accordingly it found that there would be a loss of breeding and foraging habitat for this group. Recommendations of the PEA include:

- Planting of trees, shrubs and wildflowers. Which includes nine native trees to replace three trees which were lost due to site clearance, a native species hedgerow along the full length of the eastern boundary of the site to compensate for the break in connectivity along the north west corridor and native species planting to support a wide range of pollinators and other invertebrates.
- A sensitive lighting plan to minimising light spill onto the boundaries due to the presence of foraging and commuting habitat and to ensure a dark buffer zone along all boundaries of the site.
- Bat and bird boxes on the proposed dwellings
- All clearance to be undertaken in accordance with a method statement for reptiles.
- Vegetation and brash removal to be undertaken outside the bird breeding season i.e. between mid- August / September and April inclusive and any clearance close to the start and end of this period to only be undertaken following an assessment by a suitably experienced ecologist. However, where clearance is required during the

breeding season, all areas to be subject to an assessment no more than 48 hours in advance to check for the presence of breeding birds.

- Should evidence of breeding birds, in particularly nests, be recorded, no clearance may be undertaken within 15m of any nest site until such time as the nest is vacated naturally

A Green Infrastructure Statement (GIS) has been submitted to align with the requirements of chapter 6 of Planning Policy Wales (edition 12). As outlined above, the PEA indicates that the site was sold to the applicant as a cleared site with all previous vegetation removed. The GIS has used this as the baseline noting that the site current benefits from no Green Infrastructure. As such, it concludes that the proposal would provide a net benefit by introducing trees and planting in addition to hedgehog gaps in fences and bat and bird boxes. Whilst it is recognised that the applicant did not clear the site, it was pre-emptively cleared by the previous owner for sale as a development plot. The baseline of a cleared site is therefore somewhat misleading and flawed. However, images obtained of the site and the PEA would suggest that it was previously covered with scrub and young trees. The PEA also highlights that there is now successional vegetation beginning to recolonise the land so the GIS is incorrect in stating that there is no Green Infrastructure present. For the above reasons, the local planning authority's Ecologist has raised concerns with the GIS and its ability to demonstrate a net benefit to biodiversity. The inaccuracy and limitations of the GIS have been considered. However, it is considered that the PEA and other information allows an understanding of the previous and current green infrastructure. Having regard to this, it is considered that the introduction of compensation trees amounting to 9 trees for the 3 lost, along with hedgerow, wildflower and other planting and in addition to bat boxes, bird boxes and hedgehog gaps would amount to a net benefit and be appropriate for a development plot.

Having regard to the above, it is on balance found that the development would not result in unacceptable harm to protected species or habitats and that a net benefit to biodiversity can be achieved, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

Drainage

Welsh Water have indicated that they have no objection in principle to the drainage of foul water to the public sewer. However, in respect to surface water and land drainage they have requested the inclusion of a condition which prohibits its connection to the public sewerage network. It is also recognised that the Head of Engineering and Highways has requested a condition relating to the submission and approval of the surface water drainage scheme. However, surface water would be dealt with separately under the SAB process and as such it is not considered necessary to duplicate the process with a condition.

Response to objection

As highlighted above, one letter of objection was received following the publicity exercise. In response to the main points raised the following comments are made:

- The proposed dwellings would each have a garage and two parking spaces to the front (3 parking spaces per dwelling) which is considered sufficient to meet the parking needs of the future occupiers. The Head of Engineering and Highways

has been consulted on the proposal and has not objected to the application or raised any concerns with respect to parking.

- It is not considered that two additional dwellings would result in a significant increase in traffic and again the Head of Engineering and Highways has not raised any highway safety concerns with respect to the proposal
- Similarly, it is not considered that the increased traffic from two dwellings would result in any significant impact on pollution or air quality.
- A Preliminary Ecological Appraisal and Green Infrastructure Statement have been submitted with the application. These have been considered by the local planning department's ecologist who is satisfied that the development can be undertaken without any harmful impact on habitats and protected species. The applicant has also proposed suitable enhancements and demonstrated that a net benefit for biodiversity can be achieved.
- Any adverse impact to property values is not a material planning consideration.
- The application site is not in an area identified as being at high risk from past coal mining activities and there is no evidence to suggest that the land is unstable. In addition, the development would need to comply with Building Regulations.
- Dwr Cymru Welsh Water have been consulted. They have highlighted the intention of the developer to drain foul water to the public sewer and have offered no objection in principle to this approach. With respect to surface water, it is proposed to dispose of this via a soakaway. However, the development would require separate SAB approval which would agree surface water drainage. In addition, the properties would Require Building Regulations which would also address drainage.
- The street comprises a mixture of housing designs and scales. Opposite the site there is a terrace of traditional properties. However on either side of the application site and to the north there are detached dwellings and on the southern side of the street there are semi-detached dwellings. Within this context it is not considered that the properties would appear discordant or adversely impact on the character and visual amenities of the streetscene.
- The level of overlooking between the windows in the front elevation of the proposed dwelling and the properties opposite would be typical of that found between properties which face one another across a street. Indeed, it would be no different to the relationship of the existing detached dwelling adjoining the northern boundary of the site and those properties opposite.
- It is recognised that there would be noise disturbance during construction works. However, this would be for a limited period of time whilst works are taking place and a condition can be placed on any permission granted to ensure that these are not undertaken at unsociable hours.

Planning obligations

Policy SW9 of the LDP relates to planning obligations. Given that this proposal is for just two dwellings, onsite provision of affordable housing or open space, or a financial contribution towards affordable housing, would not be sought. Additionally, it is noted that Community Infrastructure Levy (CIL) is not chargeable on residential development in this part of the County Borough.

Conclusion

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into

consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS**:

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Proposed Plans - Plot 2, Drawing Number: 01, Rev. A, Received 19 March 2026

Drawing Title: Proposed Elevations - Sheet 1 of 2, Drawing Number: 02 Rev. B, Received 19 March 2026

Drawing Title: Proposed Elevations - Sheet 2 of 2, Drawing Number: 03 Rev. B, Received 19 March 2026

Drawing Title: Proposed Plans - Plot 1, Drawing Number: 01, Rev. A, Received 21 October 2025

Drawing Title: Block Plan - Plot 2, Drawing Number: 05, Received 21 October 2025

Drawing Title: Proposed Site Layout, Drawing Number: SL.01, Rev. B, Received 18 March 2026

Drawing Title: Site Sections, Drawing Number: SX.01, Rev. A, Received 21 October 2025

Drawing Title: Proposed Street View, Drawing Number: SV.01, Rev. B, Received 21 October 2025

Drawing Title: Footway and Carriageway Construction, Drawing Number: RD.01, Received 2 June 2025

Drawing Title: Site Set Up, Drawing Number: SS.01, Received 29 August 2025

External finishes to dwellings, received 29 August 2025

Preliminary Ecological Assessment 2026, Issue 1VD, Produced by BE Ecological Ltd, Received 17 March 2026.

Construction Management Plan, Received 2 June 2025

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. Development shall be undertaken in accordance with the recommendations of the Preliminary Ecological Assessment 2026, Issue 1VD and in line with this all clearance shall be undertaken in accordance with the method statement for reptiles outlined in the appendix.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

4. **Prior to the occupation of any dwelling**, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise details, including the siting and species of, the nine replacement trees, native hedgerow, wildflower and shrub planting. The planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To maintain and enhance biodiversity and to ensure that the new development will be visually attractive in the interests of amenity and to accord with Policies EnW11 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. Before the dwellings hereby approved are occupied, integrated bat and bird boxes shall be provided in accordance with drawing numbers 02 Rev. A and 03 Rev. A. These shall be retained in perpetuity.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. 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

7. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
Parking to be retained for this use

8. **Prior to the installation of an external lighting**, an external Lighting Scheme has been submitted to and approved in writing by the local planning authority. The lighting plan must demonstrate dark zones at the boundaries and across the site. Wildlife boxes must not be illuminated (bat, bird) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance.
- o Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
 - o Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. No retaining walls which exceeds 1 metre in height shall be erected until details, including structural calculations and facing materials, have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

10. **BEFORE** the dwellings hereby approved are occupied, the footway, vehicle cross overs and dropped kerb pedestrian crossing to the front of the site shall be provided in accordance with details approved under a Section 278 agreement. Parking spaces on the hardstandings shall also be provided in accordance with drawing number SL.02 Rev. B. before the dwellings are occupied and shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason - In the interests of pedestrian and highway safety and to ensure that vehicles are parked off the highway in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

11. **Prior to the occupation of the dwellings** hereby approved a plan indicating the positions, height, design, materials and types of balustrading and boundary treatments to be erected, including the location and dimensions of hedgehog gaps, shall be submitted to and approved by the local planning authority. The balustrading and boundary treatment shall be completed as approved before the dwellings are occupied.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. 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.

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 applicant is also advised that some public sewers and lateral drains may not be recorded on Dwr Cymru 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.

2. The applicant is advised that the proposed scheme will require a highway agreement. Contact should therefore be made with the Council's Highway Maintenance Department regarding the approval of a Section 278 Agreement in relation to the proposed vehicular crossovers and dropped kerb pedestrian crossing. This this must be obtained separate to this planning permission.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 25.03.2026