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**From:** donotreply@dwrcymru.com  
**Sent:** 04 April 2023 09:15  
**To:** Planning  
**Cc:** BPMCopies@dwrcymru.com  
**Subject:** Re.PLA0071846. Notification  
**Attachments:** 44d29424-d22a-11ed-abc3-000000273616.doc; sewer plan PLA0071846.pdf

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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](http://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](http://www.dwrcymru.com/waterefficiency)

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

**Date: 03/04/2023**  
**Our Ref: PLA0071846**  
**Your Ref: P/23/0065**

Dear Sir/Madam

**Grid Ref: SO042048 304655 204750**

**Site: Land to the south west of A470/A4102 roundabout, Rhydyar West**

**Development: Outline application for a mixed leisure development comprising Indoor Snow Centre, Waterpark, Indoor Activity Centre, Outdoor Activity Centre, Hotel, Woodland Lodge accommodation (up to 30 units), car parking (up to 830 spaces)**

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

In respect of the aforementioned planning application, we can confirm that Dwr Cymru Welsh Water have been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Our response outlined concerns that the current water supply system could not accommodate the proposal and we advised that a hydraulic assessment was required, in order to understand the impact, the proposed development would have on the existing water supply system and to identify solutions where necessary.

Therefore, in the absence of a hydraulic assessment having been undertaken, we would request the **Conditions and Advisory Notes** listed below are included, if minded to grant Planning Consent for the above development, to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

## **Conditions**

### **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 upgrade 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**

Only foul water from the development site shall be allowed to discharge to the public sewerage system and this discharge shall be made to the 825mm trunk combined sewer at or between manhole reference number SO0542701 and SO05042795 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

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.

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 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.



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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.

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 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](http://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.

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.

## **SEWAGE TREATMENT**

No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site.

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)



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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Maria Evans**  
**Development Planning Officer**  
**Developer Services**



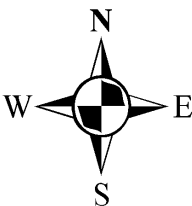
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**LEGEND(Representative of most common features)**

|                         |                        |                                                       |         |
|-------------------------|------------------------|-------------------------------------------------------|---------|
| <b>Waste network:</b>   | Foul chamber           | Surface water chamber                                 | Outfall |
| Combined chamber        | LH                     | Lamphole                                              |         |
| Combined sewer overflow | Storm Overflow         | Rising main                                           |         |
| Special purpose chamber | Gravity sewer          | Private sewer                                         |         |
| Treatment works         | S 104                  | Private sewer subject to Sect. 104 adoption agreement |         |
| Pumping station         | Private Sewer Transfer | Lateral Drain                                         |         |
|                         | Inspection Chamber     |                                                       |         |

NB: Sewer symbol colour indicates the type.  
RED - Combined  
GREEN - Surface Water  
BROWN - Foul  
Purple - Former S24 sewers (for indicative purposes only)

**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 Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict 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 onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, 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 disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision 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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