

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

Date: 04/03/2022
Our Ref: PLA0063697
Your Ref: P/22/0033

Dear Sir/Madam,

Grid Ref: SO061085 306194 208600

Site: Land to the rear of Valleys Enterprise Centre, Pant Industrial Estate

Development: Construction of 2 No. light industrial (Use Class B1) units

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

Having had an opportunity to review the application submission package, we advise that the proposed development site is crossed by a strategic 1120mm public combined sewer and a 100mm public combined sewer with their approximate positions being marked on the attached Statutory Public Sewer Record. Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs; however, having regard to Drawing 2849 C 02, it appears the proposed development would be situated within the protection zone of the public sewers measured 5.5 metres either side of the centreline of the 1120mm sewer and 3 metres either side of the centreline of the 100mm public combined sewer.

It may be possible to divert these assets if the developer applies under Section 185 of the Water Industry Act and we request that they contact us to discuss our concerns and consider possible solutions. However, in the first instance, it is recommended that the developer carry out a survey to ascertain the location of these assets and establish their relationship to the proposed development. Arrangements can be made for Company staff to undertake a sewer trace on request of the developer. The applicant is advised there is a charge for this service.

We therefore **OBJECT** to the proposal as it stands and enclose an extract of our sewers for the applicant's reference in order that the applicant may arrange for the precise location on site. Following this we suggest that the layout of the proposal be altered to allow free access to the protection zone of the sewers if they are confirmed as being in their mapped location.

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 Control Officer
Developer Services



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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,
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Gymraeg neu yn Saesneg

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