



Dŵr Cymru
Welsh Water

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

Date: 19/12/2019
Our Ref: PLA0046728
Your Ref: P/19/0323

Dear Sirs,

Grid Ref: SO058088 305902 208895

Site: Land North Pant Industrial Estate, Bryniau Road, Pant

Development: Construction of 31 housing units, landscaping, open space, SUDc, car parking and associated 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.

SEWERAGE

I note the applicant wishes to discharge surface water run-off into the public combined sewer. This is at odds with our previous response (Our Ref: PLA0039397), dated 07/01/2019, where we stated that no surface water or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system. Whilst we acknowledge that the applicant has investigated the current site conditions and anticipates the site to have low permeability, we are not satisfied that the supporting documents demonstrate that all options of surface water disposal have been investigated.

The applicant is required to further investigate potential to dispose of surface via a land drain to the South of the site, a highway drain or surface water sewer in liaison with the Local Authorities Land Drainage, Highway Department and/or Welsh Water.

Considering the above there appears to be more sustainable options available and therefore we would resist a communication of surface water to the public combined sewer.

Turning to the foul water proposal we note that the intention is to discharge to the drainage system within the trading estate and, it is unclear how the industrial estate is served and whether the network has sufficient capacity for the development and further investigation will be required. However, we are content that the 150mm foul sewer at grn 306062,208817 would overcome any question of capacity within the trading estate and that it would be a suitable point of adequacy to accommodate the proposed development.



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
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Please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Notwithstanding this, if minded to grant planning consent, we would request that the following **Condition and Advisory Notes** provided below are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Condition

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

In accordance with Schedule 3 of the Flood and Water Management Act 2010, this proposed development may require 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'. Therefore, in the event outline planning permission has been granted for this development and an application for approval of reserved matter has not made before 7th January 2020, it is recommended that the developer engage in consultation with the 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.

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



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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. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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. 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.

SEWAGE TREATMENT

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

WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

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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