

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

Date: 12/08/2025
Our Ref: PLA0089417
Your Ref: P/25/0219

Dear Sir/Madam,

Grid Ref: ST097960 309771 196066
Site: Berthlwyd Farm, Pentwyn Road, Merthyr Tydfil
Development: pretension and completion of conversion of cowshed to 2no. holiday lets

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

SURFACE WATER DRAINAGE

We have reviewed the information submitted as part of the application and note that the intention is for surface water to be disposed of via sustainable means (soakaway) as demonstrated on the application form. We recognise that the assessment of this method of disposal is the responsibility of the Lead Local Flood Authority / SAB. Notwithstanding the above, we refer to Planning Policy Wales which acknowledges that legislation prohibits the discharge of surface water to foul sewers. Furthermore, it highlights that any surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Therefore, no amount of surface water will be permitted to communicate directly or indirectly with the public combined sewerage system.

SEWERAGE - FOUL WATER DRAINAGE

In regard to the disposal of foul water, we note the application outlines proposals to dispose of foul through a package treatment plant, and therefore no connection to the public sewer is proposed. We would advise that the applicant seeks the appropriate advice from the Building Regulations Authority or an Approved Inspector.

However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

Notwithstanding the above, if you are minded to grant planning permission we request that the following **Conditions and Advisory Notes** are included within any subsequent consent.

Condition

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

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

In accordance with Planning Policy Wales (Edition 12) 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.

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore require approval of Sustainable Drainage Systems (SuDS) features, from the determining SuDS Approval Body (SAB), in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'

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,

Bethan Davies
Development Planning Officer
Developer Services



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We welcome correspondence in
Welsh and English

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Gymraeg neu yn Saesneg

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