

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

Date: 05/11/2021
Our Ref: PLA0060797
Your Ref: P/21/0358

Dear Sir/Madam

Grid Ref: SO058054 305946 205635

Site: Land West of Elm Tree Grove, Twynyrodyn

Development: Residential development and associated engineering, access and landscaping 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.

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 & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

We would inform you that strategic public sewers cross the application site. We have attached a copy of the public sewer record indicating the location of these assets. We note that this is an application seeking full planning permission, however we have not been able to see site of a detailed layout plan. Therefore, we advise that in accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times, and as such would require an easement of 3m either side of the centreline of the 150mm public foul water sewers and a minimum of 5m either side of the 450mm, 2100 x 1500mm and 524mm public surface water sewers. We therefore request that a layout plan is submitted overlaying the location of the public sewers demonstrating the associated protection zones can be maintained. It is further recommended that the exact location of the assets are determined by means of a sewer location survey, which the applicant can contact us to discuss.

Should the proposed development be located within the protection zones of the sewer crossings, there would be a requirement to divert the public sewers, which can be applied for under Section 185 of the Water Industry Act 1991.

We note that the developer has indicated that foul flows are to be disposed of via the public sewerage system and we offer no objection in principle to the foul flows discharging to the public sewer. Whereas the surface water is set to be drained via a sustainable drainage system, soakaway and main sewer.

Turning to the potable water supply, we are unable to identify a suitable connection point to the existing network without the risk of it causing detriment to the supply of the new houses or existing customers. We therefore advise that the applicant will need to commission a hydraulic modelling assessment. We are content that the planning application can be determined, and the applicant advised that they can contact us to discuss this matter further.

The proposed development site is crossed by a 200mm public watermain located along the eastern boundary whereby a 4.6m easement either side of the centreline would also apply.

Notwithstanding the above, in order to ensure that there is no detriment to the public sewerage system we request that should you be minded to grant planning permission the following **Conditions and Advisory Notes** are included.

Conditions

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.

No development shall commence until a scheme demonstrating the distance and relationship of the development, for the protection of the structural condition of the strategic public sewers (in particular the surface water box culvert) located within the eastern boundary of the of the development site, has been submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be implemented in full before any other development hereby permitted has commenced and shall be retained at all times for the duration of the approved operations including the restoration works.

Reason: To ensure that the proposed development does not affect the integrity of the public water supply system in the interests of public health and safety.

No development shall commence until details of a method statement and risk assessment for the protection of the structural condition of the strategic assets traversing the development site has been submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be implemented in full before any other development hereby permitted has commenced and shall be retained at all times for the duration of the approved operations including the restoration works.

Reason: To ensure that the proposed development does not affect the integrity of the public sewerage system in the interests of public health and safety.

Advisory Notes

The proposed development is within close proximity of a public combined pumping station and advise that no habitable buildings should be constructed within a 15m vicinity of the pumping station so as to minimise any effects of noise and odour nuisance.

As of 07/01/2019, 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 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.

Upon receipt of consultation to any application for discharge of conditions including the drainage strategy of the site, we would request details of the distance and relationship of any SuDS features to the public sewerage assets crossing the site. Namely, the 150mm foul water rising main, 150mm foul water sewer and 150mm foul water outfall from the pumping station as in particular to the 450mm surface water, 2100 x 1500mm surface water and 524mm surface water sewers.

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
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We welcome correspondence in
Welsh and English

Dwr 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

Dwr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

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.

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.

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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