

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

Date: 02/07/2025
Our Ref: PLA0088146
Your Ref: P/25/0167

Dear Sir/Madam,

Grid Ref: SO035062 303530 206253
Site: Land Near Six bells, Heolgerrig, Merthyr Tydfil
Development: Detached two storey dwelling

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

We have reviewed the information submitted as part of this application with particular focus on the location plan and site plan B and note that there is a culvert running through the development plot. This is not shown on the record of public sewers so we suggest that the status and ownership is established and consent obtained from the relevant asset owner.

Notwithstanding the above, our records indicate that the proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times. The required protection zone of 3 meters either side of the centre line of the sewer may impact upon the proposed dwelling and we recommend that this is given appropriate consideration during the design and determination process. The position shall be accurately located, marked out on site before works commence and if the required protection zone cannot be maintained then we request that the applicant contacts us to discuss options including the potential to divert the public sewer. We recommend that a further plan is submitted to plot the public sewer (once located) and demonstrate that the required protection zone can be maintained.

We are therefore unable to support the application in full at this stage and place a **holding objection**.

We anticipate this development will require the installation of a new single water connection to serve the new premise. Capacity is available in the water supply system to accommodate the development. The applicant will need to apply to Dwr Cymru Welsh Water for a connection to the potable water supply system under Section 45 of the Water industry Act 1991. The applicant attention is drawn to our new water connection application guidance notes available on our website.

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,

Matthew Lord
Development Planning Officer
Developer Services



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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