

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

Date: 01/10/2025
Our Ref: PLA0090363
Your Ref: P/25/0226

Dear Sir/Madam,

Grid Ref: SO046080 304666 208092
Site: 33 Willow Road, Merthyr Tydfil
Development: re-arranged the extension footprint

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

This site is crossed by a public sewer and watermain with the approximate positions being marked on the attached statutory public sewer and watermain records. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to amended proposed plan, it appears the proposed development would be situated outside the protection zone of the public sewers and watermain measured 3 metres either side of the centreline and therefore acceptable in principle.

Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

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

Condition

No surface water from an increase in any impermeable surfaces from the development hereby approved shall drain directly or indirectly to 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

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.

The applicant will either need to complete a Declaration of Works or submit an application for Build Over Sewer (BOS) Agreement to Dwr Cymru Welsh Water. Further information can be obtained via the Developer Services webpage at (Building over or near to sewers | Dŵr Cymru Welsh Water)

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.

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



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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