

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

Date: 02/10/2020
Our Ref: PLA0047449
Your Ref: P/20/0025

Dear Sir

Grid Ref: SO053041 305445 204163

Site: Former Ardagh Site, Dragon Parc, Abercanaid

Development: Engineering works including provision of drainage channel/ swale and culvert/outflow, raising the level of land and creation of site access road – revised/additional information

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

As you are aware a 24" steel primary trunk water main which is of strategic importance crosses the proposed site. This was raised as part of our previous responses the latest being dated 15th July 2020. Discussions with the developer are continuing regarding their proposals and the possibility of a solution being found to overcome our concerns. This includes discussions regarding accurately locating the asset through the undertaking of trial holes, to better understand the relationship between the main and the proposed flood protection work.

In order to allow matters to progress, a specific Condition being applied to the planning permission has been recommended and discussed with the Local Planning Authority. Its inclusion is to ensure the integrity of our watermain is protected and access to the asset is maintained. It should be clarified however that it is the Planning Authority's decision on whether the development is approved with this Condition in place. We cannot guarantee at this stage that our concerns will be overcome but are fully committed to continuing our engagement with the developer to agree a suitable solution.

Furthermore, there are a number of sewers crossing the site, in particular the 825mm combined sewer, as shown on the enclosed plan. In order to perform our Statutory Duties we have rights of access to our apparatus at all times. The required safety zone of each sewer is as follows: 4 metres either side of the centreline of the 825mm public sewer and within 3 metres either side of the centreline of the 450mm, 300mm, 225mm and 150mm public sewer. No structure or encroachment of private land is permitted within these safety zones. We understand that a channel is proposed in close proximity to the 825mm

and discussions with the developer is continuing to ensure this will not impact on the integrity of the sewer and our ability to access. We are happy in principle with the proposals and supporting information submitted to date but would however recommend that a specific condition is applied to the planning permission to ensure the sewer and our access to it is protected.

Accordingly we would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

Water Supply

- No development shall take place until a site investigation to accurately locate the public strategic watermain has been carried out. The results of the site investigation shall be submitted to and approved by the local planning authority before any development takes place.
- Following approval of the results of the site investigation (as required by condition X) and before any development takes place, a scheme to secure the protection of the structural condition of the watermain during and following the development, hereby permitted, shall be submitted to and approved in writing by the local planning authority. The scheme shall include a programme of implementation for any protection works and the development shall only be carried out in accordance with the approved protection scheme which shall be retained in perpetuity.

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.

Sewerage Network

- No development shall commence until a scheme to protect the structural condition of the combined sewers crossing the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for any protection measures during construction and occupation phases of the development. The scheme shall demonstrate the distance and relationship of the proposed development with the sewers crossing and include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the sewers. No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

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



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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
Gymraeg neu yn Saesneg

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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

- 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

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.

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. 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.

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.



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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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