

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

Date: 14/12/2022
Our Ref: PLA0069909
Your Ref: P/22/0308

Dear Sir/Madam,

Grid Ref: SO058054 305946 205635
Site: Land off Elm Tree Grove Twynyrodyn
Development: discharge of condition 12 of planning permission P/21/0358

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 understand from the covering letter that the box culvert and foul sewer are shown in hexagonal black hatching. However, it is difficult to be specific at this stage as we don't know the depth of the sewers in that location. It would appear that part of a cul de sac (permeably paved?) around unit 43 seems to encroach upon the protection zone. There is also a tree in the Northern part of the site which again is within the protection zone. Without knowing the depth of the culvert and foul sewer, we are unable to advise what the protection zone/easement measured either side of the asset should be. Therefore, prior to submitting final comments to the Local Planning Authority, we would need to establish the precise location of the box culvert and foul sewer and its' relation to the proposed development. Arrangements can be made for Company staff to undertake a sewer trace of these assets on request of the developer. The applicant is advised to contact Dwr Cymru Welsh Water (via developer.services@dwrcymru.com) to arrange. Please be advised, there is a charge for this service.

Regrettably I am unable to request the discharge of Condition 12 at this moment in time.

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 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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