
From: Planning
Sent: 08 February 2024 07:51
To: Thomas, Stacey
Subject: FW: Re.PLA0078213. Notification
Attachments: b680c8b5-c5b3-11ee-9ac9-000000273616.doc; PLA0078213- Sewer Plan.pdf

Kind Regards,

Stacey Thomas
Technegydd Cynllunio/Planning Technician Cyngor Bwrdeistref Sirol Merthyr Tudful/Merthyr Tydfil County Borough Council
Ffon/Phone: 01685 726280
Ebost/Email: Stacey.Thomas@merthyr.gov.uk

-----Original Message-----

From: donotreply@dwrcymru.com <donotreply@dwrcymru.com>
Sent: Wednesday, February 7, 2024 3:36 PM
To: Planning <Planning@merthyr.gov.uk>
Cc: BPMCopies@dwrcymru.com
Subject: Re.PLA0078213. Notification

WARNING THIS IS AN EXTERNAL EMAIL

External attachment warning, although this email has been scanned for threats, please take extra care before opening attachments from unrecognised senders.

Dear Customer,

Please find attached important information relating to your application.

Should you wish to contact us for any reason, you must use the contact information shown on the attachment(s).

Please do not reply directly to this message.

Best regards,

Developer Services
Dwr Cymru Welsh Water

_____ Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website www.dwrcymru.com/waterefficiency to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn www.dwrcymru.com/waterefficiency

***** This email and any file attached is confidential. If you are not a named recipient or believe you may have received this email in error please delete from your system and promptly inform the sender. Dwr Cymru Cyf (trading as Welsh Water) is a company registered in England and Wales, number 02366777, registered office Linea, Fortran Road, St Mellons, Cardiff CF3

OLT. Mae'r neges e-bost yma ac unrhyw ffeil sydd ynghlwm wrthi'n gyfrinachol. Os nad chi yw'r derbynnydd a enwir, neu os ydych chi'n credu eich bod wedi derbyn y neges yma ar gam, dylech ei dileu o'ch system ar unwaith a hysbysu'r anfonwr. Cwmni sydd wedi ei gofrestru yng Nghymru yw Dŵr Cymru Cyf (yn masnachu fel Dŵr Cymru), ei rif cofrestredig yw 02366777, ,, ac mae ei swyddfa gofrestredig yn Linea, Heol Fortran, Llaneirwg, Caerdydd, CF3 OLT.

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

Date: 07/02/2024
Our Ref: PLA0078213
Your Ref: P/24/0009

Dear Sir/Madam,

Grid Ref: SO059076 305919 207620

Site: 33 Urban Street Merthyr Tydfil

Development: Change of use of dwelling (C3 Use Class) to House of Multiple Occupancy (HMO) for 3 persons (C4 Use Class) and erection of a bike shed

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

ASSET PROTECTION

According to our records, the proposed development site is crossed by a 150 mm public sewer, with the approximate position being marked on the attached Statutory Public Sewer Record. 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 drawing no. 2967.C submitted with this application, it is unclear whether the proposed bike shed would be situated directly above the public sewer or near to the public sewer, which has a protection zone measured 3 metres either side of the centreline and no operational development shall be carried out within the protection zone. Notwithstanding this, we would have no objections to this application subject to the bike shed being demountable with no foundation.

SEWERAGE

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to 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

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

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 planning permission hereby granted does not extend any rights to carry out any works 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. 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. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



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
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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



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Dŵr Cymru
Welsh Water

PLA0078213



LEGEND(Representative of most common features)

Waste network:	Foul chamber	Outfall
Surface water chamber	Combined sewer chamber	Storm Overflow
Combined sewer overflow	Special purpose chamber	Rising main
Treatment works	Pumping station	Gravity sewer
Private sewer	Private sewer subject to Sect. 104 adoption agreement	Private Sewer Transfer
Lateral Drain	Inspection Chamber	

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cymyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made entirely on their own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 109 of the Water Industry Act 1991 which is a legal requirement for the Company to provide this information. It is not intended to be a guarantee of the accuracy of the information. It is the user's responsibility to ensure that the information is used in accordance with the provisions of the Water Industry Act 1991 and the Company's rights to be compensated for any damage to its apparatus. Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map scale: 1:250
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