



**Dwr Cymru**  
**Welsh Water**

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Vale of Glamorgan County Council  
Dock Office  
Holton Road  
Barry Docks  
Barry  
CF63 4RT



**Date: 14/07/2017**  
**Our Ref: PLA0028316**  
**Your Ref: 2016/01427/OUT**

Dear Sir

**Grid Ref: ST0124269471 301242 169471**

**Site: Land off Cowbridge Road, St Athan**

**Development: Residential development of up to 300 dwellings**

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 **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

**SEWERAGE**

**Conditions**

Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made downstream of manhole reference number ST01694001 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

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.

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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.



We welcome correspondence in  
Welsh and English

Dwr 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

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

## Advisory Notes

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](http://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. 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.

## SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

## WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

The proposed development is crossed by a 3 inch distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

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.

**glas**  
Glas Cymru Cyfyngedig

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

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If you have any queries please contact the undersigned on 0800 917 2652 or via email at [developer.services@dwr-cymru.com](mailto:developer.services@dwr-cymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Clare Powell**  
**Development Control Officer**  
**Developer Services**



**LEGEND**

- Clean network:**
- Storm sewer
  - Pressure reducing valve
  - Valve
  - Pot & tower tap
  - Tap end
  - All other
- Stop tap
  - Water Treatment Works
  - Water Pumping Station
  - Lacking main
  - Non-operational main
  - Rain Water or other
- LIGHT BLUE 1.0m
  - DARK BLUE 0.5m
  - YELLOW 0.2m
  - GREEN 0.1m

**Notes:**

Welsh Water is responsible for all the work shown on this plan. It is the responsibility of the customer to ensure that the plan is correct and that the work is carried out in accordance with the plan. It is the responsibility of the customer to ensure that the plan is correct and that the work is carried out in accordance with the plan. It is the responsibility of the customer to ensure that the plan is correct and that the work is carried out in accordance with the plan.

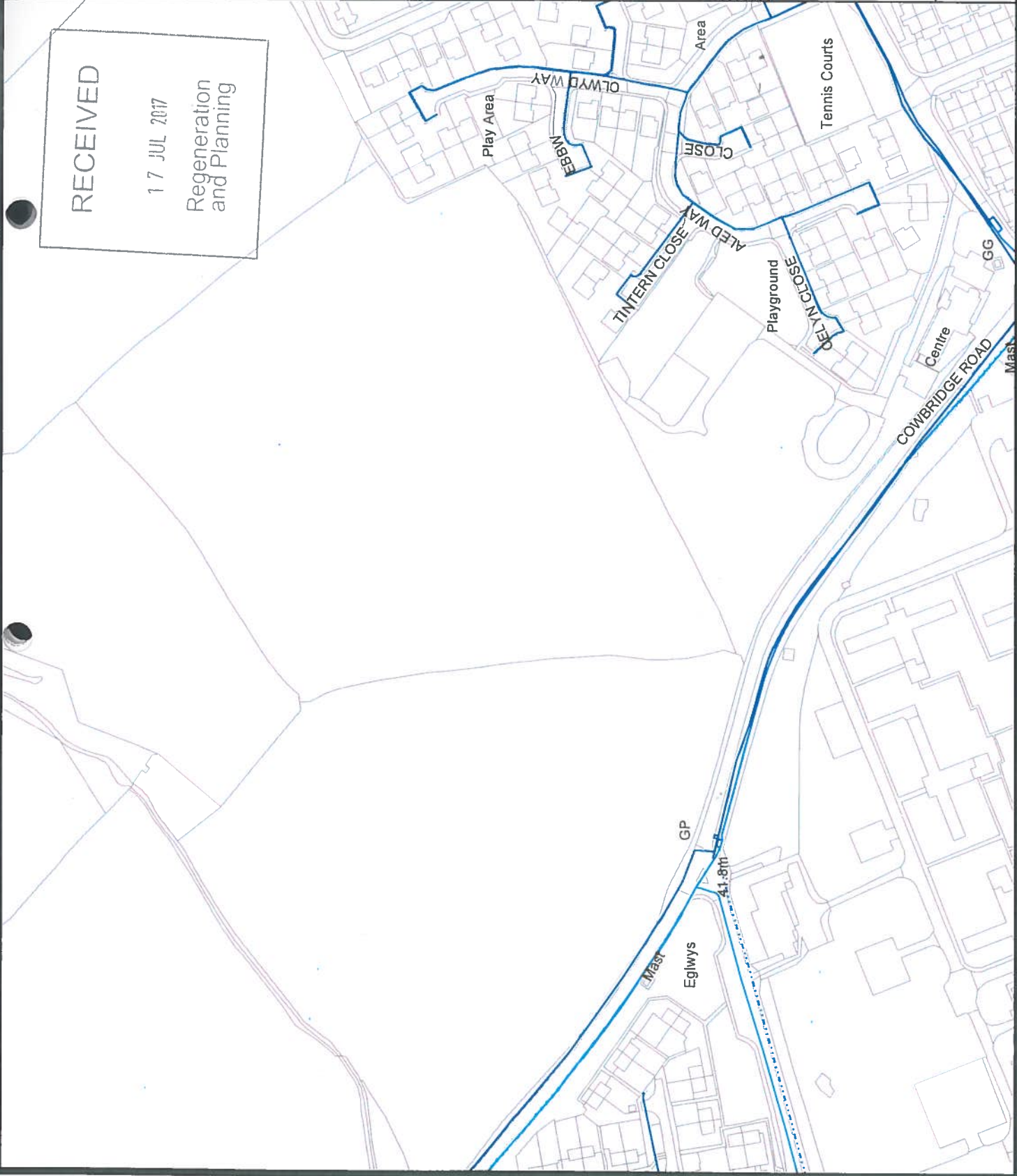
Dŵr Cymru Cŵr gives the information as to the position of its underground apparatus by way of this plan. It is the responsibility of the customer to ensure that the plan is correct and that the work is carried out in accordance with the plan. It is the responsibility of the customer to ensure that the plan is correct and that the work is carried out in accordance with the plan. It is the responsibility of the customer to ensure that the plan is correct and that the work is carried out in accordance with the plan.

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

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Map Ref: 301242 169471  
Map scale: 1:2,500  
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Printed on:

RECEIVED  
17 JUL 2017  
Regeneration  
and Planning



PLA0028316

CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

**Location:** Land off Cowbridge Road, St Athan

**Date:** 12<sup>th</sup> July 2017

RECEIVED

17 JUL 2017

Regeneration  
and Planning

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance of **3.5** metres from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.