



Dwr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrwymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrwymru.com

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

Date: 01/04/2019
Our Ref: PLA0041302
Your Ref: 2019/00280/RG3

Dear Sir

Grid Ref: ST1054768973 310547 168973

Site: Ysgol Gymraeg Bro Morgannwg, Colcot Road, Barry, Vale of Glamorgan

Development: Erection of extensions to the school for a new Sports Block with link to existing building; Design and Technology Block; new Reception Area; creation of a Plant Room; new Muga and 3G All-weather Pitch

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

SEWERAGE

In respect of the aforementioned planning application, we can confirm that Dwr Cymru Welsh Water have been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

We note that our consultation response has been acknowledged and within the accompanying Pre-Application Consultation (PAC) Report, prepared by Kew Planning, which highlights that foul flows from the proposed development can be accommodated within the public sewerage system. However, whilst our pre-application response offer no objection in principle (Para 3.10), we remind that the proposed development is subject to the Flood and Water Management Act 2010 (Schedule 3) and we strongly recommended that the developer engage in pre-application consultation with the SuDS Approval Body (SAB). Nonetheless, at this stage, it appears there are still ongoing investigations into surface water drainage options, including the suitability of soakaway systems, and therefore as previous we would advise there is no agreement to communicate to the public sewerage system. The SAB is responsible for any forthcoming applications which seeks approval of Sustainable Drainage Systems (SuDS) features in accordance with national standards, whereas DCWW is a statutory consultee to this application process.

Notwithstanding the requirement to obtain SAB consent, if minded to grant Planning Consent for the above development, 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:



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

We welcome correspondence in
Welsh and English

D•r 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

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

Condition

The development shall not be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or 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.

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.

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.

WATER SUPPLY

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.

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,



Sion Jones
Development Control Officer
Developer Services