

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

**Date: 13/05/2019**  
**Our Ref: PLA0042094**  
**Your Ref: 2019/00435/RG3**

Dear Sir

**Grid Ref: ST1054869186 310548 169186**

**Site: Whitmore High School, Port Road, West Barry, Vale of Glamorgan**

**Development: Construction of a replacement secondary school building with associated playing fields and parking at the site of the existing Whitmore High School**

In respect of the aforementioned planning application, we can confirm that Dwr Cymru Welsh Water (DCWW) 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 (Ref: PPA0003893) has been acknowledged and included at Appendix 7 of the accompanying Pre-application Consultation (PAC) Report, prepared by DPP Planning, which highlights that foul flows can be accommodated in the public sewerage system albeit that the site is crossed by a combined public sewer. As part of this planning application (Ref: 2019/00435/RG3) we acknowledge receipt of a 'Proposed Block Plan' (Drawing No. 26W006 - ATK-X-XX-DR-A-PL-0410) which maintains that the proposed development would be situated outside the protection zone of this public sewer measured 3 metres either side of the centreline. Nonetheless, whilst our pre-application response referred to an accompanying 'Drainage Strategy' report, there does not appear to be any report available on the Council's website and the submitted application form indicates proposals to dispose surface water flows into the main sewer.

As per our previous response, we would remind that this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010 and therefore we strongly recommended that the developer engage in pre-application consultation with the relevant SuDS Approval Body (SAB), in this instance the Vale of Glamorgan Council. Nonetheless, there is no agreement to communicate surface flows into the public sewerage system. The SAB is responsible for any forthcoming applications which seek approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, whereas DCWW is a statutory consultee to this application process.

Accordingly, if you are minded to grant Planning Consent for the above development, we would request that the following **Condition 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:

### **Condition**

*No building shall 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**

*As of 7th January 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 the Vale of Glamorgan 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](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 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](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Sion Jones**  
**Development Control Officer**  
**Developer Services**