



Dŵr Cymru
Welsh Water

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

Date: 12/11/2020
Our Ref: PLA0052462
Your Ref: 2020/01170/OUT

Dear Sir/Madam,

Grid Ref: ST178688 318270 169120

Site: Land at Upper Cosmeston Farm, Lavernock Road, Penarth

Development: Outline Application For Residential Development, A Primary School, Community Space And Public Open Space With All Matters Reserved Other Than Access

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.

ASSET PROTECTION

The site is crossed by a 1450mm public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times in order to carry out maintenance and repairs. Please note, no part of any building will be permitted within a 10 metre radius from the central point of any manhole chambers along this public sewer.

SEWERAGE

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

However, we note no detailed foul drainage strategy has been submitted with this application, therefore should you be minded to grant planning consent, we request a detailed Foul Drainage Scheme to be submitted by the applicant (please see Conditions section below).



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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.

Surface Water Drainage

Turning to surface water drainage, 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'. In this instance, we acknowledge receipt of an accompanying 'FCA & Drainage Strategy' prepared by Cambria which indicates proposals to discharge to a surface water body and offer no objection in principle subject to consultation with Vale of Glamorgan Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

SEWAGE TREATMENT

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

WATER SUPPLY

As part of a pre-planning application for this development site, it was recommended that a Hydraulic Modelling Assessment (HMA) was undertaken of the public water supply network to examine and consider the impact of this development upon the performance and integrity of the existing networks.

Following the aforementioned response we can confirm receipt of an instruction to undertake a HMA of the public water supply network and are satisfied that suitable solutions have been identified to ensure the development can be served with an adequate water supply.

Therefore, to ensure the necessary off-site reinforcement works required for the public water supply network are delivered, we request that if you are minded to grant Planning Consent for the above development that the Conditions 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.

Conditions

No buildings on the application site shall be brought into beneficial use until such time as reinforcement works to the local water supply network, at which the development shall connect, have been completed as identified in a Hydraulic Modelling Assessment and written confirmation of this has been issued to the Local Planning Authority.

Reason: To ensure the site is served by a suitable potable water supply.



No development shall commence until a foul water 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 water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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 on 0800 085 3968 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.

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,

Nicholas Davies
Development Control Officer
Developer Services



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