

**From:** Lord Matthew [<mailto:Matthew.Lord@dwrcymru.com>]  
**Sent:** 06 June 2018 10:57  
**To:** Atkins, Charlotte <[Charlotte.Atkins@herefordshire.gov.uk](mailto:Charlotte.Atkins@herefordshire.gov.uk)>  
**Subject:** RE: Re.PLA0034616. Notification

Hi Charlotte

Yes I have no problem with this approach

**Many Thanks**



**Matthew Lord**  
**Development Control Officer | Developer Services | Dwr Cymru Welsh Water**  
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | [www.dwrcymru.com](http://www.dwrcymru.com)

*We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.*

*If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).*

**From:** Atkins, Charlotte [<mailto:Charlotte.Atkins@herefordshire.gov.uk>]  
**Sent:** 06 June 2018 10:25  
**To:** Lord Matthew <[Matthew.Lord@dwrcymru.com](mailto:Matthew.Lord@dwrcymru.com)>  
**Subject:** FW: Re.PLA0034616. Notification

\*\*\*\*\* External Mail \*\*\*\*\*

Dear Matthew,

Further to our conversation regarding the above, please can you confirm that you are agreeable to a modification to the recommended condition to enable the commencement of the access only. I suggest ' *No development, other than the construction of the vehicular access, shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority...*

Many thanks,  
Charlotte Atkins

**Herefordshire.gov.uk**

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Charlotte Atkins – Senior Planning Officer  
Economy, Communities & Corporate Directorate  
Development Management  
Council Offices

Plough Lane  
Hereford  
HR4 0LE

DDI: 01432 260536  
Email: [catkins@herefordshire.gov.uk](mailto:catkins@herefordshire.gov.uk)

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

From: Planning Enquiries  
Sent: 05 June 2018 09:44  
To: Atkins, Charlotte <[Charlotte.Atkins@herefordshire.gov.uk](mailto:Charlotte.Atkins@herefordshire.gov.uk)>  
Subject: FW: Re:PLA0034616. Notification

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

From: donotreply@dwrcymru.com [mailto:donotreply@dwrcymru.com]  
Sent: 05 June 2018 09:33  
To: Planning Enquiries <[planning\\_enquiries@herefordshire.gov.uk](mailto:planning_enquiries@herefordshire.gov.uk)>  
Cc: BPMCopies@dwrcymru.com  
Subject: Re:PLA0034616. Notification

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  
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\_\_\_\_\_ Dwr Cymru  
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Herefordshire Council  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB

**Date: 05/06/2018**  
**Our Ref: PLA0034616**  
**Your Ref: 174431**

Dear Sir,

**Grid Ref: SO4523143635 345231 243635**

**Site: Land adjacent to Cross Farm, Credenhill**

**Development: Proposed erection of eight dwellings and site works including access and highways**

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 have reviewed the amended details submitted as part of this application with particular focus on drawing number 1715/18 Revision F

We note that surface water will continue to drain to a soakaway and foul water will communicate to the public sewer. In principle this proposal is acceptable however in order to achieve the desired housing layout an existing public sewer will need to be diverted. We welcome the applicant to contact us direct to discuss this proposal and to progress with the necessary applications.

In light of the fact that further work will be required and a technical assessment of the public sewer diversion, we request that if you are minded to grant planning permission that the following **Conditions and Advisory Notes** are included within any subsequent consent.

### **Conditions**

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 demonstrate how the site will be effectively drained; the means of disposal of surface water, indicate how foul flows will communicate to the public sewerage system and demonstrate how the existing public sewer crossing the site will be

diverted. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no surface water 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](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. 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](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Matthew Lord**  
**Development Control Officer**  
**Developer Services**



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We welcome correspondence in  
Welsh and English

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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.