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HR1 2ZB

**Date: 26/07/2018**  
**Our Ref: PLA0035825**  
**Your Ref: 182387**

Dear Sir,

**Grid Ref: SO6081224061 360812 224061**

**Site: Wolf Business Park, Ross-on-Wye**

**Development: Hybrid planning application: Full planning for demolition of existing Wolf Business Park buildings and erection of new Lidl (Use Class A1) with associated car park, landscaping and a new access to the proposed and retained employment land with associated works. An application for outline planning permission for the erection of new employment premises (Use Class B1, B2 and/or B8) on the retained employment land (total floorspace c. 3,366 sq. m) and associated works**

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 information submitted as part of this application with particular focus on the Flood Risk Assessment and Drainage Strategy dated May 2018 and can provide the following comments.

The site would eventually drain to our Lower Cleeve Waste Water Treatment Works for which we have outlined concerns with regards to its ability to accommodate any further growth. These concerns are to be resolved in our current investment period which is planned for completion by 31st March 2020. The applicant was made aware of this during a Pre Planning Enquiry and has submitted the Drainage Strategy accordingly.

We acknowledge that this is a brownfield site and we understand that the buildings are occupied and conveying flows to the public sewerage system, this will need to be verified and details of the existing use required in order for us to consider a like for like trade off from the existing building to create capacity for the new proposed foul water. We also note from the drainage strategy that surface water from the existing buildings drain unrestricted to the public surface water sewer, again this will need to be verified with an on-site inspection.

The details of the existing and proposed foul water discharge rates appear to be based on assumptions and therefore further clarity is required, however in principle the proposal would likely provide adequate capacity in the receiving Waste Water Treatment Works to enable us the confidence to support the full application, subject to the above investigations proving connectivity.

We note that the strategy highlights the need to maintain sufficient protection zones around the existing public sewers that traverse the application boundary and therefore satisfied with the proposed layout of the food store.

Therefore, if you are minded to grant planning permission we request 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 confirm the existing surface water connection point to the public sewer, provide the historic and proposed discharge rates of foul water and demonstrate that the receiving Waste Water Treatment Works can suitably accommodate the proposed development. 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.

No buildings on the outline application site (Employment Land) shall be brought into use earlier than 31st March 2020, unless the upgrading of Lower Cleeve Waste Water Treatment Works, into which the development shall drain has been completed and written confirmation of this has been issued to the Local Planning Authority.

Reason: To prevent further hydraulic overloading of the treatment works, 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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Welsh and English

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