

Herefordshire Council  
PO Box 230  
Blueschool House  
Blueschool Street  
HEREFORD  
HR1 2ZB

**Date: 22/02/2021**  
**Our Ref: PLA0054628**  
**Your Ref: 210123**

Dear Sir/Madam,

**Grid Ref: SO489424 349107 242539**

**Site: PLA0054628 Land East of Canon Pyon Road, Canon Pyon Road, Hereford**

**Development: Reserved matters following outline approval 191770/O (appearance, landscaping, layout and scale) proposal for 92 houses (with 31 affordable with all matters reserved except for access), public open space, landscaping and associated infrastructure 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 acknowledge this application is for the approval of reserved matters of the original planning consent (ref: P/2017/0725) that established the principle of the development. We have no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.

### **ASSET PROTECTION**

The proposed development site is crossed by a 700mm distribution watermain sewer, with their approximate position being marked on the attached Statutory Public Watermain Record. The position of the watermain shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 10 meters either side of the centre line of the public sewer. I enclose our Conditions for Development near Watermain(s). This is a strategic watermain which has recently been installed to serve the growth in the city of Hereford, we therefore cannot permit a connection into this watermain. We can permit a connection onto distribution watermains, I can advise that the nearest suitable connection point for this site is located at coordinates 348993, 242300.

## **SEWERAGE**

We can confirm that the applicant has engaged and commissioned the undertaking of a Hydraulic Modelling Assessment on the public sewer network in order to identify a suitable connection point and to assess the impact of the proposed development upon the existing public sewer network. Whilst this work has not yet concluded we are content that a suitable engineering solution exists to overcome any capacity concerns. Any such solution is likely to require off site reinforcement works to mitigate the additional demand the development will place on the network. We are in dialogue with the applicant and their consultant and will share the results in due course.

Notwithstanding the above 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 indicate how the site will effectively drain foul and surface water as well as demonstrate that the existing public sewer network, into which the site will drain, can accommodate the proposed development. Where necessary any reinforcement works to provide capacity for the site shall be delivered in full prior to the occupation of any dwelling hereby approved.

*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.*

A potable water connection shall be made to the 180mm MDPE main located in Roman Road at grid reference 348993, 242300. This connection shall be made prior to the occupation of any dwelling hereby approved and remain in perpetuity.

*Reason: To ensure the development can be adequately served with a potable water supply*

### **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)



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

We welcome correspondence in  
Welsh and English

Dŵr 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

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

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,

**Jake MacMillan**  
**Development Control Officer**  
**Developer Service**



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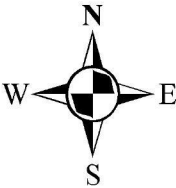
Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
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Dŵr Cymru  
Welsh Water

PLA0054628 Water Plan



LEGEND

Clean network:

Sluice valve

Pressure  
reducing valve

Meter

Bulk meter

Hydrant

Cap end

Air valve

Stop tap

Water Treatment  
Works

Water Pumping  
Station

Existing main

Non-operational  
main

Raw Water

NB: Water main symbol colour indicates  
the type.  
LIGHT BLUE - Trunk  
DARK BLUE - Distribution  
YELLOW - Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS  
TO BE DETERMINED ON SITE.**

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Map Ref: 349089,242548  
Map scale: 1:1250  
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**PLA0054628**

**CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS**

**Location: Land East of Canon Pyon Road, Canon Pyon Road, Hereford**

**Date: 22.02.2021**

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance of metres from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.