



Dwr Cymru
Welsh Water

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23 NOV 2016

Date: 11/10/2016
Our Ref: PLA0023311
Your Ref: 162920

Dear Sir

Grid Ref: SO4840641812 348406 241812

Site: Land at Three Elms, Hereford

Development: Outline Planning with all matters reserved (except access) for demolition of buildings & construction of 1200 homes, employment development, neighbourhood centre comprising mixed use (Use Classes A1/2/3/5 & D1/2), new primary school & 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 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.

WATER SUPPLY

The proposed development would exacerbate our water supply problems. However, improvements are planned in our current investment period.

We consider any development prior to this date to be premature and therefore **OBJECT** to the proposals unless appropriate Conditions can be attached to prevent occupation prior to the completion of these essential works. We offer the following Condition:

No building hereby approved shall be occupied until essential improvements to the public water supply system have been completed by Dwr Cymru Welsh Water and the Local Planning Authority have been informed in writing of its completion. This work is scheduled for completion by 31st March 2020."

Reason: To ensure satisfactory mains water supply is available to properties at all times.

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Dwr Cymru Cymdeithas

Welsh Water is a public body, established under the Welsh Water Act 2003. It is a company limited by guarantee, registered in Wales, with its registered office at 100, The Waterfront, Cardiff, CF10 1AA.

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23 NOV 2015

The proposed development site is crossed by several public water mains. Please find attached our conditions for working near water mains with the required easement on each asset size.

SEWERAGE

We have reviewed the information submitted as part of this application with particular focus on the Drainage Strategy Phasing Information and the Flood Risk Assessment & Drainage Strategy dated September 2016. These documents indicate that surface water will be disposed via sustainable methods into a nearby watercourse. The principle of the foul drainage to connect into the public sewerage system has been assessed and we request that if you are minded to grant planning consent that the conditions and advisory notes below are included within any subsequent decision notice.

Conditions

No development of any phase shall commence until a drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul flows to manhole reference SO48419401. The scheme shall include an assessment of the potential to dispose of surface and land water by sustainable means. 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.

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 8 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto 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



Welsh Water is owned by Dwr Cymru / Welsh Water. It is a public body and is not a company. It is a public body and is not a company. It is a public body and is not a company.

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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.

SEWAGE TREATMENT

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

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,

Matthew Lord
Development Control Officer
Developer Services

glas
Our Cymru Cynhyrchu

Welsh Water is owned by Glas Cymru, a public-private partnership.
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