



Dŵr Cymru
Welsh Water

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Mr John Price

Day House
Kingsland
Leominster
Herefordshire
HR6 9SW

Date: 19/12/2019
Our Ref: PPA0004490

Dear Mr Price

Grid Ref: 344511 261731

Site Address: Lugg Green Road, Kingsland, Leominster
Development: 19 Residential Dwellings

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

SEWERAGE

Firstly, we note that the proposal relates to 19 dwellings at Lugg Green Road and acknowledge that the site the proposed development site is located in the immediate vicinity of a public sewerage system, comprising foul sewers which drains to Kingsland Wastewater Treatment Works (WwTW).

In principle, we would advise that foul flows from the proposed development can be accommodated within the public sewerage system and no problems are envisaged with the WwTW for treatment of domestic discharges from this site. We advise that the flows should be connected to the foul sewer at or downstream manhole SO44615701 located in Lugg Green Road.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted



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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

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Nelson, Treharris, Morgannwg Ganol CF46 6LY.

SURFACE WATER

With reference to the surface water flows from the proposed development, as mentioned above the public sewerage network in the area is designated to receive foul water only and therefore, we would not consider a public sewer communication. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWERAGE TREATMENT

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

WATER SUPPLY

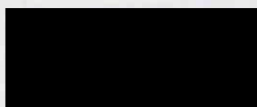
A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 3 inch diameter watermain in C1039 from Bicton. The cost of providing new on-site watermain can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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