

Mr Phil Williams
Philwill planning consultancy ltd
71 Heol Trecastel
Caerphilly
CF83 1AF

Date: 24/08/2021
Our Ref: PPA0005981

Dear Mr Williams

Grid Ref: 321706 176308

Site Address: Rover Way, Splott, Cardiff

Development: 2D - The Removal of Fill Material and the Construction of Industrial Accommodation (B8 Use Class), New Access Roads and Associated Landscaping Works

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

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I would advise that we **OBJECT** to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development.

ASSET PROTECTION

As stated in previous planning responses to the proposed development site, we advise this site is traversed by and located in close proximity to a number of public sewers/assets, some of which are of strategic importance. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to

its apparatus at all times. No part of any building will be permitted within a specified protection zone which are defined as:

- 12 metres either side of the centreline of the 2400mm public combined sewer
- 12 metres either side of the centreline of the 2500 public combined sewer overflow
- 8 metres either side of the centreline of the 1850mm public combined sewer
- 7.5 metres either side of the centreline of the 1500mm public combined sewer
- 6 metres either side of the centreline of the 1200mm public surface water sewer
- 6 metres either side of the centreline of the 1065mm public surface water sewer
- 4.5 metres either side of the centreline of the 900mm public surface water sewer

However, having regard to the Proposes Site Plans, it appears the proposed development would be situated within the protection zone of these strategic assets.

Given the size and strategic nature of these assets we advise we would not permit for any of these existing public sewers to be diverted. Therefore, we recommend the proposed development is repositioned to accommodate for the required protection zones. In the first instance, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its relationship to the proposed development.

SEWERAGE

We acknowledge this development proposes a number of industrial buildings. However, in order for us to assess whether suitable capacity exists within the sewerage network, we kindly request the following further information from the applicant, including:

- Proposed number of employees
- Proposed foul discharge rate
- The proposed use of the industrial buildings
- If communication of non-domestic foul flows (Trade Effluent) is required

From further review upon retrieval of this information, should we determine there is insufficient capacity within the existing public sewerage network, we may recommend that you instruct us to undertake a Hydraulic Modelling Assessment (HMA) which is at the developer's expense and will examine the impact of the introduction of flows from your development upon the performance of the existing network and consider. Where required and appropriate, the HMA will then identify solutions and points of communication to ensure that your site can be accommodated within the system.



SEWAGE TREATMENT

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

WATER SUPPLY

We acknowledge this development proposes a number of industrial buildings. However, in order for us to assess whether suitable capacity exists within the clean water network, we kindly request the following further information from the applicant, including:

- Proposed number of employees
- Required potable water rate
- The proposed use of the industrial buildings
- Confirmation of any proposed clean water storage tanks

From further review upon retrieval of this information, should we determine there is insufficient capacity within the existing public clean water network, we may recommend that you instruct us to undertake a Hydraulic Modelling Assessment (HMA) which is at the developer's expense and will examine the impact of the introduction of flows from your development upon the performance of the existing network and consider. Where required and appropriate, the HMA will then identify solutions and points of communication to ensure that your site can be accommodated within the system.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. 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@dwrwymru.com Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Enc Sewer Plan

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.

