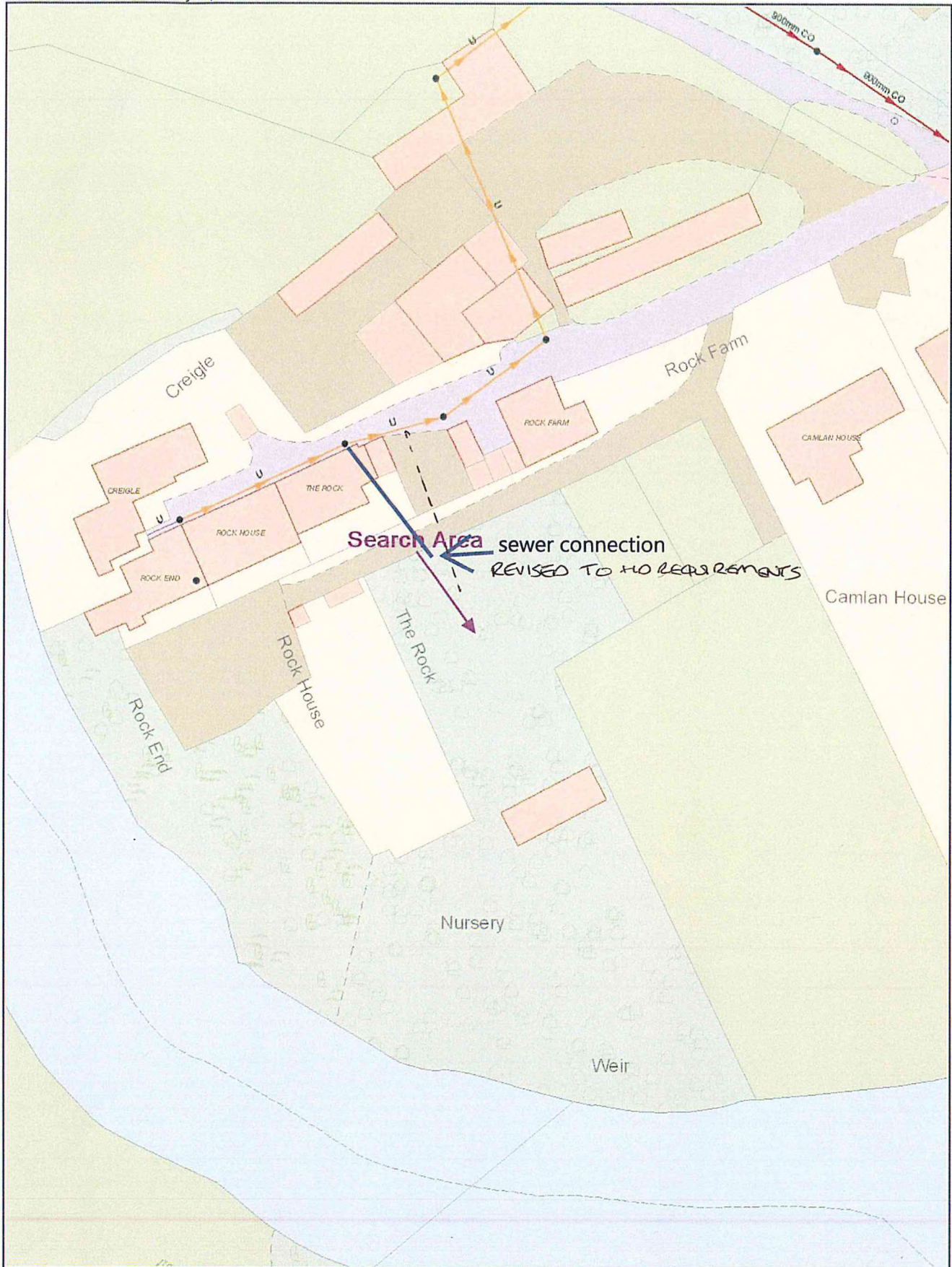
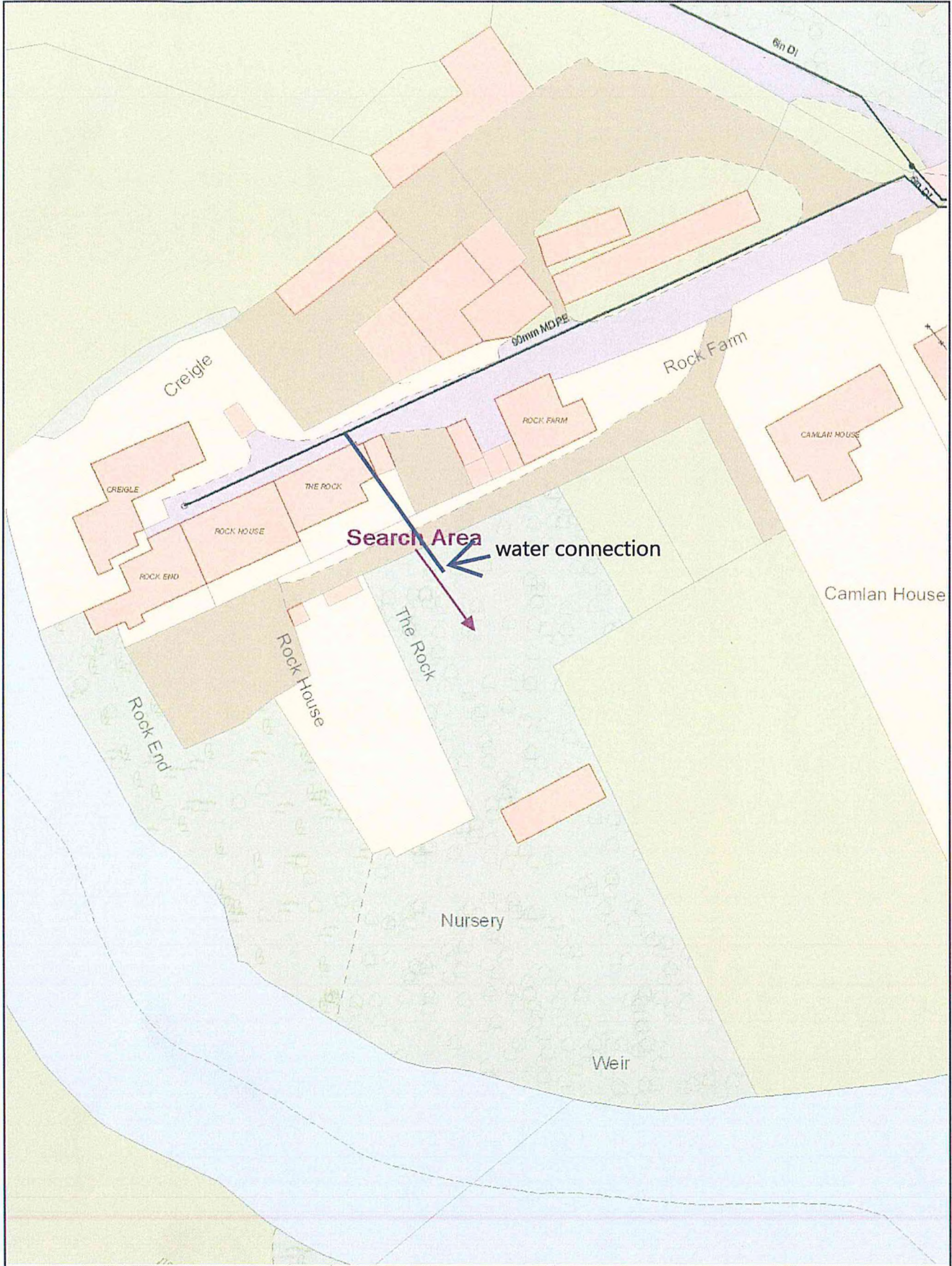


SEWER RECORD Land at Rock House, Rock Farm U2624 From Dolfor Farm To Junction With Road To Ro, Y
Drenewydd, SY16 3BH



1. Do not scale off this Map. This Map is furnished as a general guide and no warranty as to its correctness is given or implied. This Map must not be relied upon in the event of any development or works in the vicinity of Hafren Dyfrdwy's assets. 2. On 1 October 2011 most private sewers and private lateral drains transferred to the ownership of Water Companies. Hafren Dyfrdwy does not possess complete records of these assets. These assets may not be displayed on this map. 3. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2021. All rights reserved. Ordnance Survey licence number 0100031673. Document users other than Hafren Dyfrdwy business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

WATER RECORD Land at Rock House, Rock Farm U2624 From Dolfor Farm To Junction With Road To Ro, Y Drenewydd, SY16 3BH



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MAP KEYS

Sewer Record

	Public Combined Gravity Sewer		Hydrobrake		Sewerage Air Valve
	Public Foul Gravity Sewer		Lampole		Sewerage Hatch Box Point
	Public Surface Water Gravity Sewer		Outfall		Sewerage Isolation Valve
	Combined Use Pressurised Sewer		Overflow		Soakaway
	Foul Use Pressurised Sewer		Penstock		Surface Water Manhole
	Surface Water Pressurised Sewer		Petrol Interceptor		Blind Shaft
	Abandoned Gravity Sewer		Sewage Treatment Works		Combined Use Manhole
	Private Gravity Sewer		Sewer Blockage		Disposal Site
	Section 104 Gravity Sewer		Sewer Collapse		Flushing Chamber
	Transferred Gravity Sewer		Sewer Chemical Injection Point		Foul Use Manhole
	Highway Drain (Not STW)		Sewer Junction		Grease Trap
	Vent Column				Head Node
	Waste Water Storage				
	Culverted Watercourse (Not STW)				
	Protective Strip				
	Sewage Pumping Facility				
	Sewage Facility Connection Inlet / Outlet				

Notes

The majority of private gravity sewers and lateral drains shown in magenta transferred into public ownership in October 2011, providing they met the relevant criteria. Please note that private pressurised sewers and drains within the boundary of the property they serve remain private. Sewers shown in green which remain the subject of an adoption agreement under Section 102 or 104 of the Water Industry Act (1991) are not the responsibility of the Sewerage Undertaker. Please refer to response to Question 2.6 in search report to check current status of the sewers. All Sewers that have been transferred to the Sewerage Undertaker after 1st October 2011, which they have a record of but have not surveyed and confirmed, are shown in orange. Please note, the full extent and route of these sewers may not be plotted on the sewer map. By October 1st 2016 any private pumping station and associated apparatus serving a lateral drain or sewer which was operational before July 1st 2011 will have transferred over to the Sewerage Undertaker's responsibility and become a public asset (subject to any appeals).

Water Record

	Distribution Main		Pumping Facility		Water Isolation Valve (Closed)		Change in Characteristic
	Trunk Main (local/primary)		Booster Facility		Water Isolation Valve (Open)		Marker Post
	Strategic Main		Potable Water Storage		Water Isolation Valve (Partially Open)		Cable Junction
	Fire Supply Main		Water Tower		Water Air Valve		Anode
	Fire Main		Well / Borehole		Pressure Reducing Valve		Boundary Box
	Non-Domestic Customer Service Pipe		Intake		Pressure Sustaining Valve		Stop Tap
	Domestic Customer Service Pipe		Water Treatment Works / Chamber		Non-Return Valve		Cross Piece
	Abandoned Main		Draw-off Tower		Float Valve		Strainer
	Elevated Main		Bowser Point		Hydrant (Single/Double)		Listening Post
	Aqueduct		Water Facility Connection		Washout (Single/Double)		Revenue Meter
	Duct		Pipe Support Structure		Bulk Meter		Housing, Building
	Pre-1937 Properties		Open Pipe		Water Hatch Box		Housing, Kiosk
	SSSI Area		Discharge		Pressure Tapping		Housing, Other
	Protective Strip		End Cap		Insertion Flow Meter Point		Quality Sample Point

For a detailed glossary of the above terminology please visit:

www.severntrentsearches.com/glossary

Please give this sketch to whom ever undertakes the work.

HD Reference
1039716

Address,

The Rock
Llanllwchaearn
Newtown
Powys
SY16 3BH

Customer Works

Customer to install 1 x 32mm MDPF pipe up to the location on the sketch marked with a blue arrow. Please ensure pipework complies with Water Supply (Water Fittings) Regulations 1999. 1 x new connection of 32mm MDPF service to 90mm MDPF main in Private

HD Works

Install 1 x 32mm pipe up from 90mm MDPF main to agreed customer location. Carry out fire / domestic split

Grid References

Customer must bring pipe to:
312304:292398
HD mains connection point:
312304:292398

Traffic Management

Customer to expose main
Signs & Barriers will be sufficient

Connections can take upto 13 weeks depending on traffic management requirements so please factor these timescales into your build programme



Water connections application

For a new connection to the existing water network.

For more information:
W: hdcymru.co.uk/newconnections
T: 0330 6781 481

Please keep a copy of your completed application form for your records.

Contents

- Section 1 Applicant's details
- Section 2 Site details
- Section 3 Standard water connections
- Section 4 Plumbing details
- Section 5 Checklist and payment
- Section 6 Declaration

Section 1

1a. Applicant's details

Contact name Note 1.1

Gareth Jones

Address Note 1.2

C/o G Jones Construction Ltd
Unit 15
Vastre Ind Est
Newtown Powys

Postcode SY16 1DZ

Telephone number

[Redacted]

Mobile number

[Redacted]

Email address

[Redacted]

Registered company number Note 1.3

7170851

1b. Agent/consultant details (only complete if you use an agent or consultant) Note 1.4

Agent/consultant name

Agent/consultant address

Postcode

Telephone number

[Redacted]

Mobile number

[Redacted]

Email address

[Redacted]

Registered company number Note 1.3

[Redacted]

1c. Correspondence

Who should we be corresponding with? Applicant Agent

Is there anyone else you're happy for us to discuss your application with? Please tell us here: **Jessica Jarman Jones or Debbie Bridgwater**

How would you like us to contact you? Email Post

Section 2

2a. Site details

What are you building on the site?

3 storey new build house

Site name

(The Rock) New name TBC

Address Note 2.1

Llanllwchairam
Newtown
Powys

XY Coordinates 312472, 292625

Postcode SY16 3BH

2b. Previous site usage

If the site has been previously occupied, there may be a risk of the ground being contaminated. To make sure your supply and our network doesn't become contaminated, please confirm the following:

What was the site previously used for? **Note 2.2** Housing Greenfield/ Agriculture
Industry Landfill
Other:

If greenfield you don't need to complete section 2c.

If you're applying for a water connection and the site was used for anything other than greenfield you need to include a soil analysis report of the site with your application OR you will be required to lay protective pipework (this may increase the cost of your application). Please tick which option is applicable. **Note 2.3**

Soil report included Protective pipework to be laid

2c. Previous supplies

Please tell us about any premises that may have had a previous water or sewer connection that has been billed by Severn Trent (ST) or Hafren Dyfrdwy (HD).

If these premises have had a connection which won't be used as part of your development, we'll use this information to work out if we can apply credits to your infrastructure charges which may reduce the amount you need to pay. **Note 2.4**

Address of previous premises	Former use [Commercial or domestic]	Demolition date	ST or HD account number

Section 3 - Standard water connection(s)

(Sections 45 and 55 of the Water Industry Act 1991)

You only need to complete this section if you're applying for a standard water connection(s) (25mm or 32mm). If you need a larger connection please complete the Large Diameter Connection application form.

A standard water connection is a connection up to 32mm in diameter. This will provide up to 1 litre per second and should be sufficient for all domestic properties (flats/terrace/semi/detached houses).

It can also be used for commercial properties that don't require more than 1 litre per second, e.g. office block requiring water for kitchen and bathroom facilities only. If you're not sure you can use the flow type calculator at hdcymru.co.uk/building-and-developing/overview to check.

Please give as much information as you can. This will help us to log your application correctly and arrange a site visit if necessary and send you an estimate as soon as possible.

3a. Existing supply

Is there an existing Hafren Dyfrdwy water supply on site? Yes No

Are you intending to retain the live supply? Yes No

If yes, which plot will it be used for?

Will you be using an existing metered supply for construction? Yes No

If yes, please tell us the Hafren Dyfrdwy account number: **Note 3.1**

3b. New connection(s) needed

If the connection is not for a domestic or commercial purpose please tell us the reason for connection. **Note 3.2**

Temporary building supply Agricultural trough Irrigation
Process water only Other:

If process water, please tell us what it will be used for along with the flow rate needed in litres per second:

If you're only applying for a new water connection, please tell us how the used water will be disposed of. This is so we can keep a record for network demand and billing purposes.

Note 3.3

Will surface water be discharged into the public sewer? **Note 3.4** Yes No

Are you installing a sustainable drainage system? Yes No

If yes, please give details here (e.g. soakaway):

Soakaway & water butts

Have you applied separately to HD for a sewer connection?

Yes

No

If yes, please can you tell us the reference number here **Not but in due course**

Have you applied to another Water & Sewerage Company (WASC) for foul and /or surface water connections?

Yes

No

If yes, please can you tell us:

The name of the WASC you've applied to

The reference number of the application(s)

On the following pages:

For domestic properties you only need to complete table 1

For commercial properties you only need to complete table 2

3c. Retailer

The Water Retail Market does not apply in Wales, aside from limited competition relating to customers who use more than 50 megalitres of water a year. If this applies to your site then a list of retailers can be found at open-water.org.uk

If you've already chosen your Retailer please tell us their name here:

Further pages below

Table 1 Domestic properties Note 3.5

Connection number	Property type							Fire sprinkler branch				Do you know the address of the property? If so, please tell us here		
	Flat	Terraced	Semi detached	Detached	New build	Existing property	Conversion	Yes	No	Yes	No	Final billing address Note 3.6		
1				✓	✓				✓	✓		e.g. Pool Road, Cambrian Way, Newtown, SY16 1DG		
1				✓	✓			✓				Land Adjacent to Rock Farm		
Total														

Will each new domestic property be built to Part G (for Wales) of The Building Regulations 2010 at 110 litres or less of water per person per day (pppd)? Yes No

If Yes, please send a copy of the Part G (for Wales) Compliance Report or a pdf copy of the results from the [Water Calculator](#) website with your application form.

If only some of the new domestic properties are being built to 110 litres or less of water pppd please tell us which plots here:

Section 4 - Plumbing details

1. Is the ground floor of any property elevated more than five metres above the public highway, i.e. road or footpath? Yes No
2. Including the ground floor what is the maximum number of floors within an individual building? 3
3. Is the hot water system to be fed directly from mains water? (e.g. combi/unvented) Yes No
4. Will rainwater, recycled or grey water plumbing installations be used? **Note 4.1** Yes No
5. Is the property accessed via a private road or street? Yes No
6. Will fire sprinkler systems be fitted within the premises? **Note 4.2** Yes No
7. Where the connection is a single supply to multiple occupied premises, will you be installing the water meters supplied by Hafren Dyfrdwy? **Note 4.3** Yes No

Section 5 - Checklist and payment

Please send us all information as soon as you can so that we can process your application and get back to you as soon as possible.

There's a fee for each type of application which is shown below and you can find more information on our charges at hdcymru.co.uk/application-forms-and-guidance or by calling us on **03306781481**. The payment options are on the next page, but if you're paying by cheque please make sure that it's securely attached to the application form and that all items are posted together.

If we don't receive the application fee(s) within 30 days of receiving your application we'll assume that you don't want to go ahead with this application.

5a. Standard water connection

Item	Included	Not required
Location plan identifying the property needing connection (i.e. ordnance survey plan)	<input checked="" type="checkbox"/>	
Soil analysis report if necessary (see section 2)		<input checked="" type="checkbox"/>
Site plan indicating the route of the customer service pipe to the highway boundary	<input checked="" type="checkbox"/>	
For commercial premises a scaled site plan showing the total site area and the area occupied by each unit		<input checked="" type="checkbox"/>
Initial payment: please see our latest charging booklet available on our website		

5b. Payment details

Please tell us how you are going to pay the application fee:

Cheque

Debit/credit card

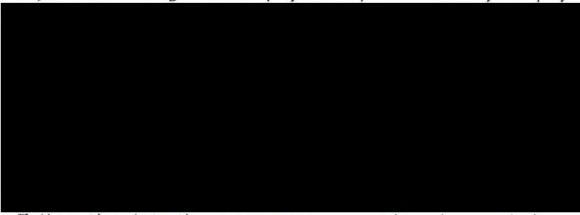


For debit/credit card payments, we'll contact you on receipt of the application to take payment.

Please make all cheques payable to Hafren Dyfrdwy and post it to us along with your completed application form.

Please attach your cheque to the completed application form and post together.

If you're making a BACS payment please send your payment to our bank using these details:



Tell us the date the payment was made, who made it and the BACS reference number so we can match your application to your payment.

Please make sure any BACS payment is made before you submit your application.

- BACS ref
- Payer
- Date
- Amount

Please send all completed applications and supporting information to:

Hafren Dyfrdwy Ltd
PO Box 5311
Coventry
CV3 9FL

Or email them to new.connections@hdcymru.co.uk in a zip file.

If you email your application to us, we'll assume that you're going to pay by credit/debit card and will contact you for payment.

Section 6 - Declaration (to be signed by the applicant):

I confirm that I am the owner and or occupier of the premises to which this application relates. As such I will be liable for the charges relating to this application form as set out in the current Developer Charges and the quotation to be provided by Hafren Dyfrdwy Ltd for the water connection(s). I will comply with all statutory requirements including but not limited to the Water Supply (Water Fittings) Regulations 1999 and where appropriate, the CDM Regulations 2015 (as amended).

The information provided in this application form is true and accurate to the best of my knowledge and belief. I accept that any changes to this information at a later stage may result in Hafren Dyfrdwy having to change their quotation. I am duly authorised to sign on behalf of the Applicant.

Signed	Gareth Jones	Date	31/03/22
Full name in capitals	Gareth Jones	Company name (if signing on behalf of a company)	G Jones Construction Ltd
Address	Unit 15 Vastre Industrial Estate, Newtown, SY16 1DZ.		

Support notes

Note 1: Applicant's details

1.1 The Applicant is the owner/occupier of the site that requires the connection. It is this individual/company that is responsible for the content of the application form and accepting the conditions laid out in the application declaration.

1.2 Please ensure that the complete address and contact details are provided. These address details may be used for future contact and correspondence.

1.3 Registered Company Number: The registration number of the business as issued by Companies House (www.companieshouse.gov.uk).

1.4 We will accept an application form that has been completed by an Agent/Consultant, however, the Applicant remains responsible for the content of the application and must sign the application form.

Note 2: Site details

2.1 Please provide as much of the site address as is available at the time of the applications submission. This address **MUST** contain: Road name, Town/city, County.

2.2 Previous use definitions

a) Greenfield/agriculture: An area of land used previously for agriculture, forest land or some other undeveloped site

b) Housing: A site dedicated to domestic premises

c) Industry: A site dedicated to commercial or industrial uses

d) Landfill: A disposal site where solid waste, such as paper, glass, and metal, is buried between layers of dirt and other materials in such a way as to reduce contamination of the surrounding land.

Made ground is an area of land that has been man-made, generally through the reclamation of marshes, lakes, or shorelines. An artificial land fill is used, consisting of natural materials, refused, etc.

2.3 Soil and land contaminated investigation is undertaken in two steps 1;

Phase I – desk study

The principal aim of a Phase I environmental report is to gather the information needed to form a conceptual model in order to be in a position to assess the presence and/or significance of any land contamination on site. The resultant information then enables a preliminary risk assessment to be carried out.

Phase II – intrusive study

This is an intrusive site investigation enabling the soil profile to be logged after which samples of soil and groundwater may be collected for chemical analysis. Risk is then assessed in order to determine the potential for harm to receptors both on and off-site from known contaminants.

NOTE: If a complete soil analysis report is not submitted we may not be able to determine the ground conditions and will continue to process the application and protected pipework will be laid, potentially increasing the cost of the work to be done.

2.4 Infrastructure charges fund the maintenance of our local water and sewerage networks needed to service additional demand.

These charges are made under Section 146 of the Water Industry Act 1991. Liability for infrastructure charges arises when newly created premises are connected to the public water or sewerage systems and can receive water for domestic purposes. On redevelopment sites a credit is given for each premise which had a water connection in the last five years.

Infrastructure charges will be included in the quote you receive for the water supply connections although payment is not legally required until the water connection has been made. Please refer to our current charges scheme which sets out further information relating to infrastructure charges (note: this does not apply to the connection charges which must be paid in advance).

Please be aware that if you do not know the account number for the former premises this will not prevent the application from being processed, however this information will allow the application to be processed faster.

Additional premises information **MUST** contain the information that is requested in the table shown in question 1.

Support notes

Note 3: Standard water connection(s)

3.1 If you have an active account but do not have any documentation containing the 10 digit account number please contact our Customer Service department on **0330 678 0646**

3.2 You will be charged for water for construction if:

- you are not using an existing metered supply,
- the connection is a Large Diameter connection for a newly built domestic property,
- the connection is a standard 25mm or 32mm for any newly built domestic property,
- any commercial property with a 25 mm connection

3.3 Foul water: Foul water is the waste water from your toilet, bidet, bath, basins, sinks, washing machines, dishwashers and showers etc.

3.4 Surface water: Surface water is rainfall as it falls and collects on the roof and around the property within the boundary.

3.5 Examples of the purposes of the property are given in the list below:

- Terraced/flat – House
- Semi-detached – House
- Detached – House

The number of bedrooms in a house affects the size of the pipe that will be used for the connection.

- 1 – 2 Bedroom property = 25mm pipe
- 3 – 5 bedroom property/3 storey property = 32mm pipe.

Where there is a requirement for sprinkler systems, the minimum pipe size will be 32mm.

3.6 Please provide the address details that relate to the property that the connection is being made to.

Note 4: Plumbing details

4.1 Grey water: Waste water generated from domestic activities such as laundry, dishwashing and bathing.

4.2 Sprinkler systems should be designed to BS EN 12845:2004 and Amendment 2:2009.

4.3 Unless otherwise agreed it is a condition of connection that all new premises connected must have a separate metered connection for billing purposes. Where we agree to a single connection to multiple occupied premises (typically flats and apartments) it is a condition of connection that the supply pipes and water meters are installed in accordance with the specifications as set out in Hafren Dyfrdwy's meter fitting installation requirements.

There are certain metering arrangements for multiple occupancy properties that need to be understood before the meters are fitted:

- Each separate occupiable premise and/or communal area in the property will be metered individually.
- The meters are provided by Hafren Dyfrdwy but in most cases will be fitted by the developer, however Hafren Dyfrdwy will fit the meter for a charge if requested. Only meters supplied by Hafren Dyfrdwy are permissible.
- At the "Quote acceptance" stage the developer needs to submit drawings of each floor identifying:
 - Each plot with plot number
 - Any communal and/or landlord area with a water supply
 - The proposed location of the each meter
- The site connection will not be progressed until this information has been provided and accepted. The Developer is required to provide us with amended drawings if any changes or additions are made to the number and/or position of the occupiable premises, landlord and communal supplies.



severn dee

ck

Kevin Straw (CSP - Development Control)

From: Graham Astley (CSP - Local Environment)
Sent: 12 September 2016 17:42
To: Kevin Straw (CSP - Development Control)
Cc: Louise Williams (CSP - Development Control)
Subject: P/2016/0921 - Outline for a dwelling on land adjacent Rock House, Llanllwchaiarn, Newown

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Request additional consultation

Dear Kevin,

Thanks for consulting the Lead Local Flood Authority (LLFA).

Flood Risk - having reviewed the various flood risk models, it is noted that part of the site falls within the C2 zone. However, the location of the proposed dwelling is sited outside this zone but I would recommend you consult Natural Resources Wales, particularly with reference to any updated flood risk mapping data.

Surface Water Drainage – No concerns over the proposed method of disposal, i.e. soakaway, the design and construction of which should be in accordance with BS EN 752-4 or BRE Digest 365 *Soakaway design* (or other best management practice – Sustainable Drainage Systems).

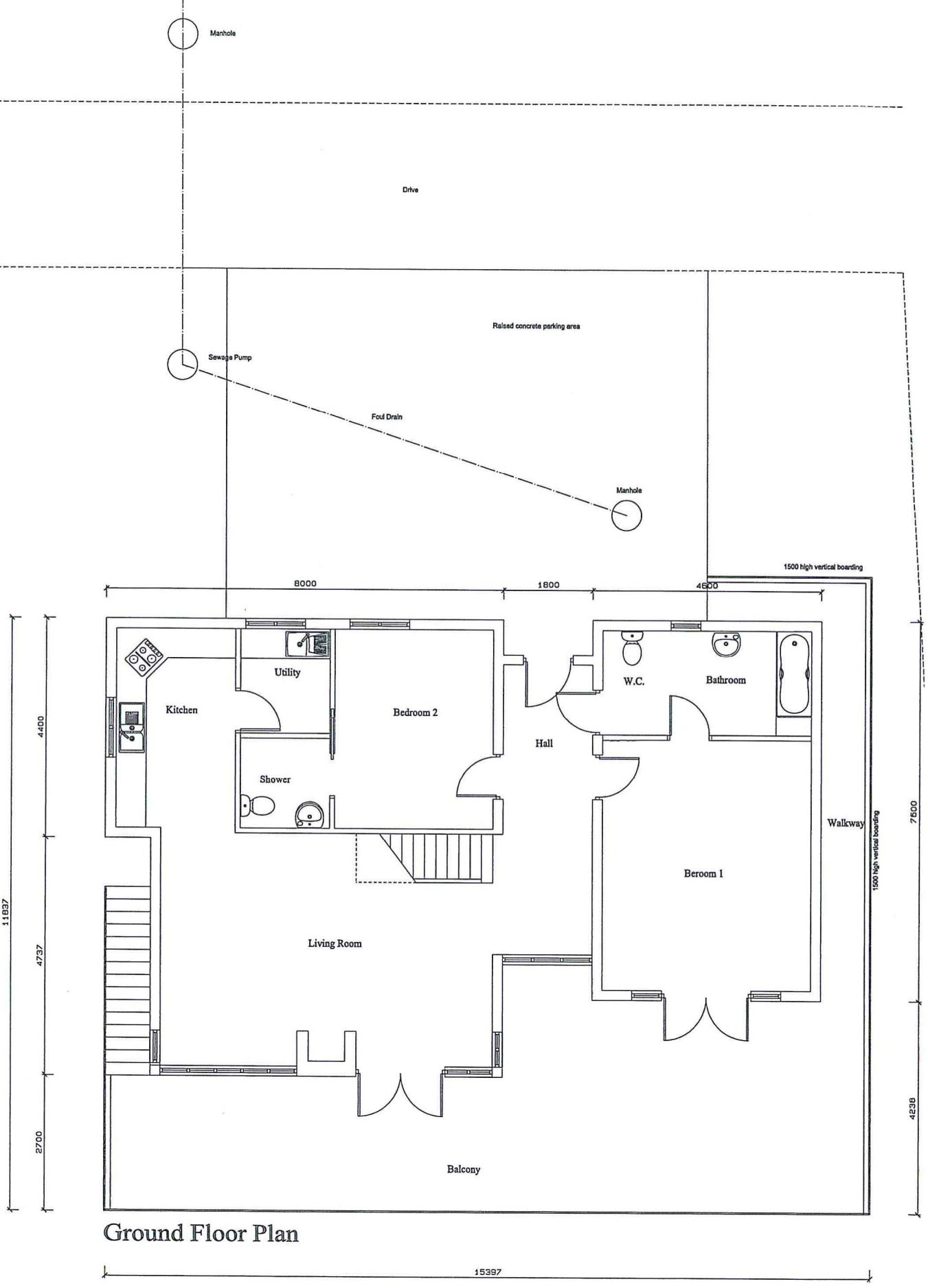
Environment Protection - Foul drainage from the proposed development should be conveyed to the main foul sewer, subject to the agreement by Severn Trent Water Ltd. There must be adequate capacity at the receiving sewage treatment works to treat the additional flows.

Recommendation: Surface water drainage details shall be submitted and approved in writing by the LPA prior to any commencement on site.

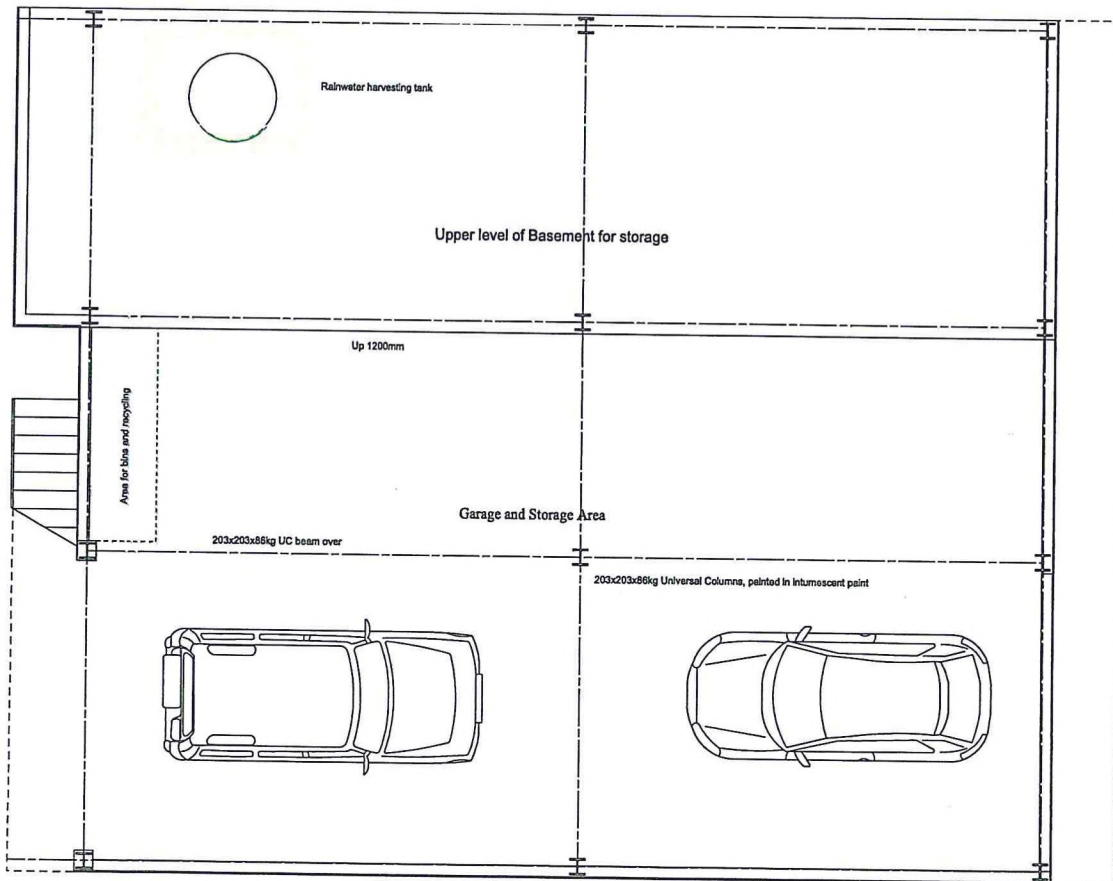
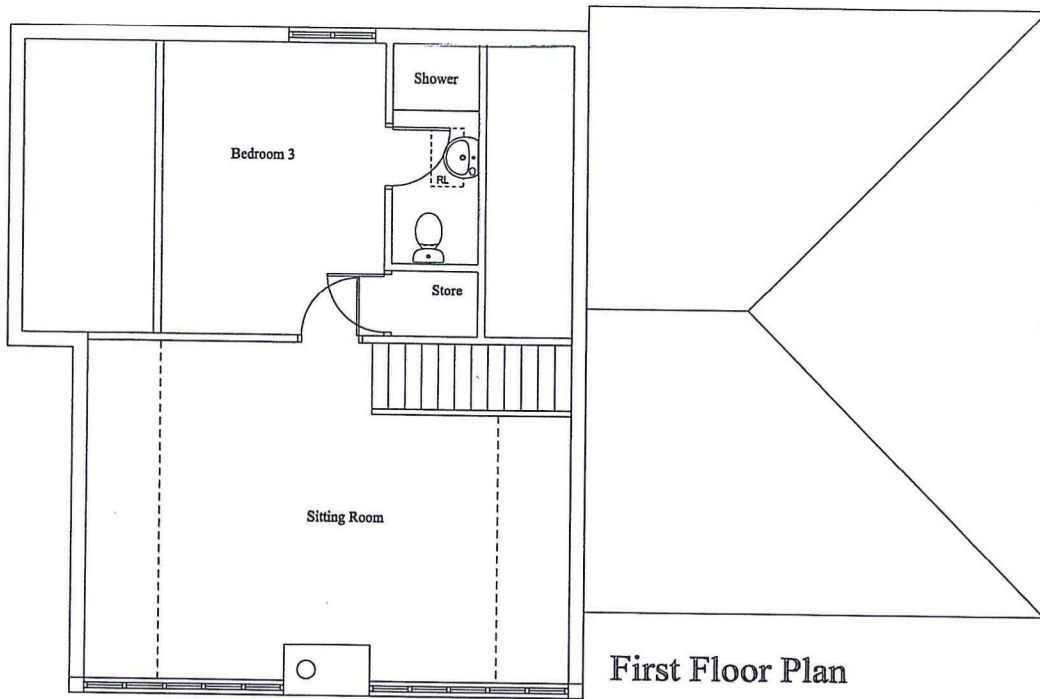
Hope this is of assistance.

Regards

Graham.



Ground Floor Plan



Basement Plan

REVB Amended July 2018

PHILIP HUMPHREYS ARCHITECTS
 Tan-y-Castell, Broad Street, MONTGOMERY, SY15 6PH. Tel./Fax: 01686 668373

Proposed Dwelling, Llanllwchaearn for Mr C.Davies

Plans

□ scale: 1/50 □ date: November 2017 □ 863/16/ 4C

MATERIALS

- Roof :- Slate.
- External Walls :- Timber weather boarding and white render
- Windows :- Timber
- Doors :- Timber and glass
- Rainwater Goods :- Black upvc

