

Project/File: Parc Pelenna
Date: 22 May 2025
To: Local Planning Authority
Contract No.: [Enter Contract No.]

Parc Pelenna – Planning Consultee Comments Response Foul Drainage and Water Supply

1 Introduction

- The purpose of this technical note is to address specific planning comments relating to the foul drainage disposal strategy, existing water main crossing the site and water supply associated ment ref. P2024/0543.

2 Planning Consultee Comments

- Dwr Cymru Welsh Water – Non-Operational Water Main. Ref. PLA0085500
- Natural Resources Wales – Foul Drainage Disposal, Pool Discharge. Ref. CAS-266208-G8L7

3 Waste Water Strategy

- Strategy Options Considered
 - Off-site connection to public sewer – There is a connection point at the public combined sewer situated in the highway near Clun Uchaf Lock, SA11 4ER. A rising main connection from the site to the connection point does not rely on third-party (non-public) land. The route is from the bottom of the access road to the site, adjacent to Noddfa Boarding Kennels, SA11 4ET. Then to follow the B4434 North-East until it reaches the connection point.

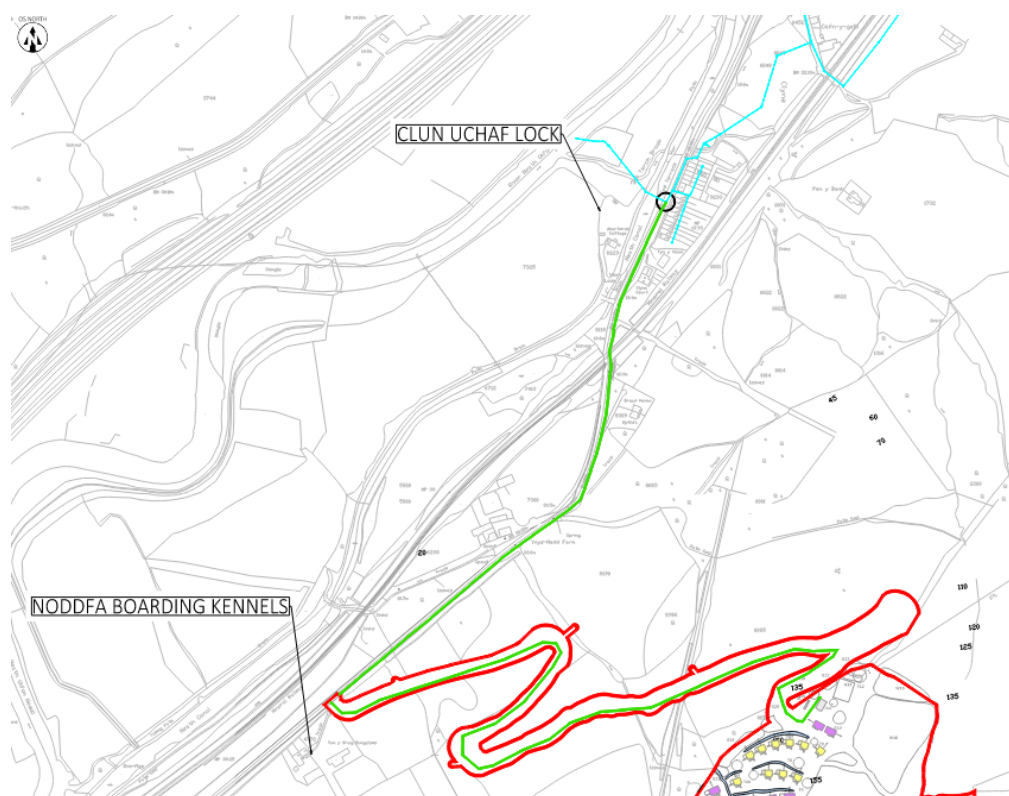


Figure 1: The proposed route of connection for wastewater. (Site boundary provided in red, green to indicate proposed wastewater route).

- On-site packaged treatment plant – Alternatively, wastewater could be treated with on-site packaged treatment facilities and discharged to an appropriate and agreed watercourse location, subject to all relevant permitting. All treatment quality standards can be met with the appropriate scale of treatment system, for which there are many proven systems available.

- Foul drainage flow rate overview:
 - With considerations of the site being fully populated at any given time, the foul flow rate has been calculated as 13 l/s. (8 l/s for the lodges and communal facilities, 5 l/s for the communal swimming pool). It is possible to reduce the pool wastewater down to a much lower rate of 1l/s if there are capacity concerns at the receiving public sewer.
- Pool water disposal options:
 - Discharge to the public sewer at a restricted rate, if following the public sewer discharge strategy, or
 - To an on-site treatment plant, following pre-treatment, de-chlorination, dilution and rate control so that the treatment system is able to accept that flow without adversely affecting the treatment performance within the limits set. This can be accompanied by a larger backwash water storage tank to ensure that adequate storage is achieved.
 - Storing and tankering waste water from the pool's backwash system is also an option.

4 Water Main

- Existing water main location and impact on development – As shown below in Figure 2, there is an abandoned water main that runs through an area of proposed lodges on the proposed development.

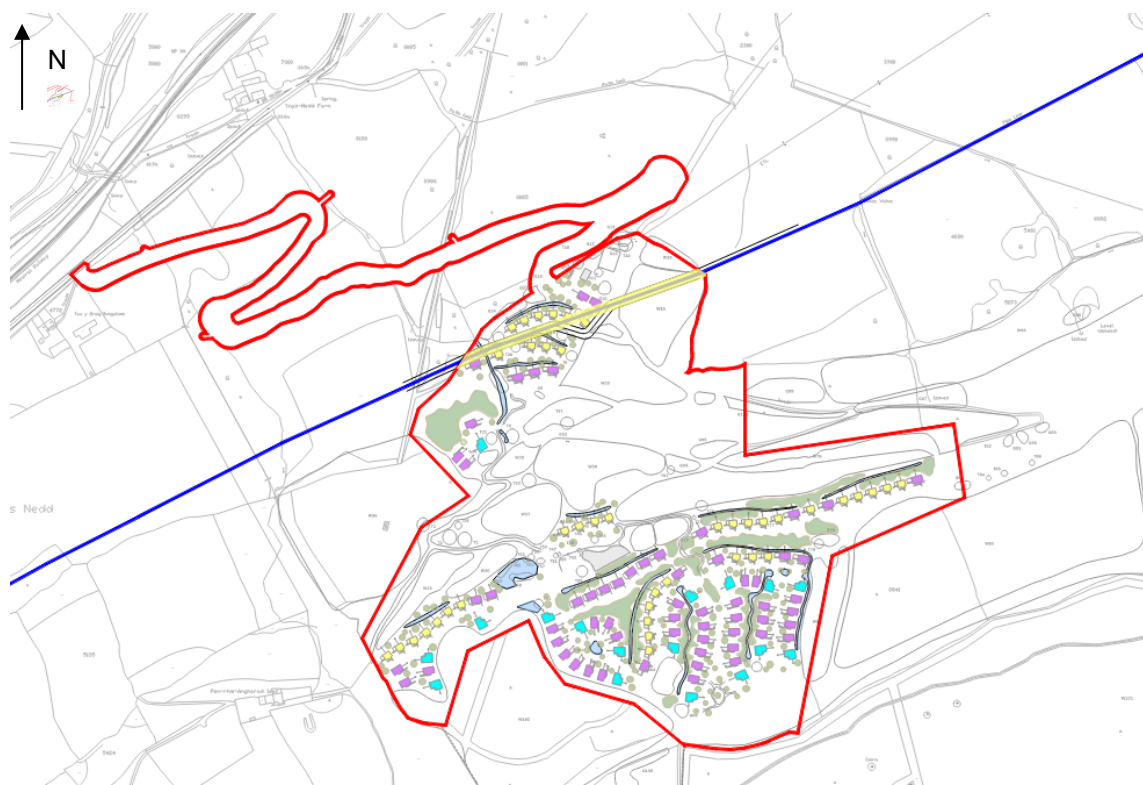


Figure 2: Abandoned water main running through the Northern section of the proposed development. (Blue line indicates abandoned water main, yellow demonstrates easement)

- Solution options:
 - Cap off and remove the clashing non-functional water main if DCWW permit this.
 - If this is not acceptable to DCWW, there is an option to divert the water main around the proposed lodges to allow functionality to remain, with consideration of DCWW deciding to re-operate it in the future. The suggested easement of 10m has been accounted for within the proposed diversion shown below in Figure 2.1.

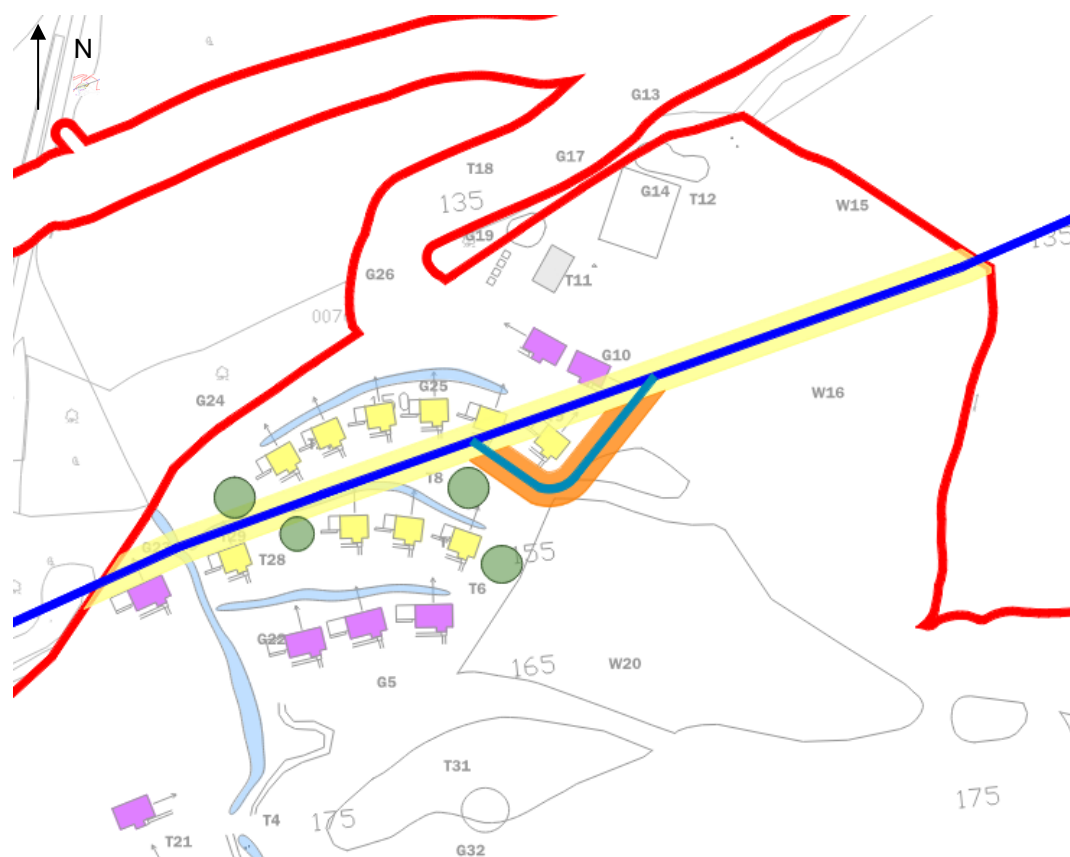


Figure 2.1: Indicative water main diversion with consideration of the easement. (Orange indicates proposed diversion easement).

- SuDS and Tree Constraints:
 - A viable solution was determined where the water main and its easement will not be in the proximity of the existing trees and as a result have no impact on DCWW's ability to carry out the works and provide maintenance in future should the main be re-commissioned, this is demonstrated in Figure 2.1. Any future SuDS features necessary for SAB compliance can be developed around the easement zone if DCWW deem this as necessary.

5 Water Supply

- Connection options overview:
 - There is a 450mm water main located in the B4434 road, which does not require the crossing of any third-party land to reach it from the site. The proposed connection point being at the bottom of the site's access road, adjacent to Noddfa Boarding Kennels.



Figure 3: Existing DCWW Asset map (blue line indicates water main).

- Although it is not known whether the abandoned water main will ever be recommissioned, if that was ever progressed by DCWW, it could serve as closer connection point for the development.
- Water supply capacity assessment
 - The request for a water supply capacity assessment is valid, but it considered a piece of work that shall be undertaken and proved in the reserved matters stage.

Regards,

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