

Application Pack 13

How to apply for Pre-Planning Advice

Guidance Notes and Specification

The provisions of the Water Industry Act 1991 (WIA91) take precedence over these notes. You may wish to refer to the WIA91 to obtain fuller information regarding this and other services.

We recommend that you read the guidance notes before making an application. If you need further assistance prior to making an application for pre-planning advice please contact us on 0800 9172652.

Note: Where the term ‘sewer’ is used in this document, it includes both sewers and lateral drains unless specifically stated otherwise.

Terms used in this Application Pack are explained in our Glossary which is on our website

1. Introduction

We recommend that Pre-Planning advice is sought as early as possible, and in particular for large developments, before a planning application is submitted to the local planning authority. The advice provided will confirm whether or not our local asset network (in close proximity to your development) can accommodate your proposal.

Following receipt of your completed application form and supporting information, we will check for completeness and acceptability. Should we find that information is missing, we will contact you to request this information.

Upon receipt of a fully completed application and payment, we will assess your proposal and provide a response within 10 working days. Our pre-planning advice will be dependent on the information you provide and also the data we have available, relevant to this service. The advice is based on a desktop exercise to provide you with a relatively quick response as to:

- a) Whether our existing local network(s) can support the proposal.
- b) Whether we will need to provide off-site water mains and/or sewers to and from your boundary of the development.
- c) Whether we have assets located within the land you wish to develop, and our requirements for the protection/diversion, if necessary of these assets.

The fee for our pre-planning advice is included in our publication ‘*Scheme of Charges*’.

If you require further information you can contact us at:-

Dwr Cymru Welsh Water
Developer Services
PO Box 3146
Cardiff
CF30 0EH
Tel 0800 917 2652
Fax 02920 740472

Email – developer.services@dwrwymru.com

If we confirm that our local network can support your proposal, we will normally identify the connection points for you. Where our response may indicate that the local network cannot support your proposed development, then we may need to undertake a hydraulic modelling assessment to provide you with options for your consideration on where adequacy exists within our water supply and/or sewerage networks. Please note that the cost for these assessments and analysis will be borne by you. (Please refer to Section 2.2 below.)

Depending on the potential demands from your proposed development, we may also require feasibility studies to be undertaken on our water treatment works and/or waste water treatment works to ensure the demands can be accommodated.

Where hydraulic modelling and/or feasibility studies are required, please be advised that you will need to allow sufficient time in your development programme for these studies to be undertaken and for any improvements to be completed.

2. Services

2.1 Pre-Planning Advice

The scope of information we provide as part of the pre-planning advice is outlined below.

Water

- A map of our water supply network appropriate to your required area (coloured, up to A3 sized).
- Confirmation whether or not our local water network (i.e. in close proximity to the proposed development) can provide your development with a water supply.
- Where our map of the water supply network indicates more than one local network water main, we will advise you which (if any) water main is adequate to service your proposed development. Please note that we will not allow connections to certain types of water mains i.e. trunk water mains.
- Advice on the performance of our water supply network and whether or not properties suffer from poor pressure.
- A check on whether our water main(s) crosses the proposed development. We would detail our requirements on possible diversion and/or protection measures where necessary.
- Advice on whether we will need to undertake a hydraulic model of our water supply network and any issues that may arise for you to consider in order to progress your proposed development.
- Confirmation of whether or not the water treatment works can meet the required demand from your development.

Sewerage

- Our public sewer map (coloured, up to A3 sized)

Some public sewers and drains may not be recorded in our map of public sewers because they were originally privately owned and were transferred into public ownership by Act of Parliament or Statutory Regulation. The presence of such assets may affect your proposals and you can help us to deal with your proposals by identifying any sewers of which you are aware and which are not recorded on the public sewer record. We can assist you to collect the information required but we may charge for this service.

- Confirmation whether or not we can provide a sewerage service for the proposed development.
- Where our map of public sewers indicates more than one local public sewer, we will advise you which (if any) public sewer is adequate to service your proposed development. Please note that we will not allow connections directly or indirectly to certain types of sewer i.e. foul water to surface water sewer,

connections to outfall/overflow/discharge pipes or to pressurised sewers.

- Advice on the performance of our public sewerage system and any recorded incidents of sewer flooding.
- A check on whether a public sewer(s) cross the proposed development and our requirements for possible diversion and/or protection measures.
- Advice on separation of foul and surface water flows.
- Advise whether we will need to undertake a hydraulic model of our public sewerage system and any issues that may arise for you to consider in order to progress your proposed development.

Waste water treatment

- Confirm if the receiving waste water treatment works can accept the foul discharges from the proposed development.
- Advise whether we will need to undertake a feasibility study to understand the impact of your proposed development on our waste water treatment works and any issues that may arise for you to consider in facilitating your development.

2.2 The Hydraulic Modelling / Feasibility Study Process

In order to progress either a hydraulic model and/or feasibility study, we will require your written instruction to carry out this work, along with a non-refundable deposit. This payment is for the preparation of a quotation and programme for carrying out the required investigation.

If you are happy to accept the quotation and programme we will require your confirmation and payment in full, before we begin any work.