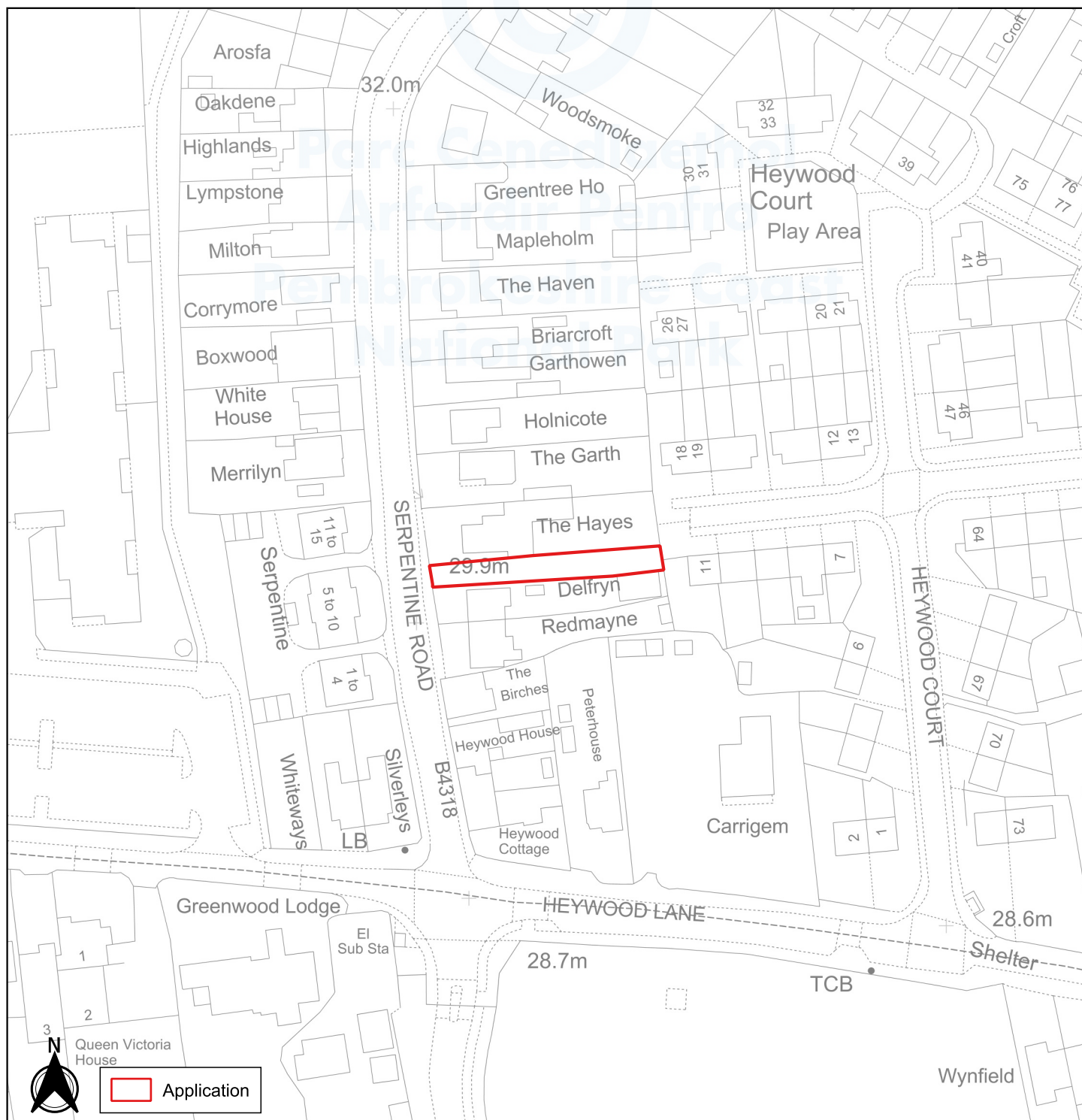
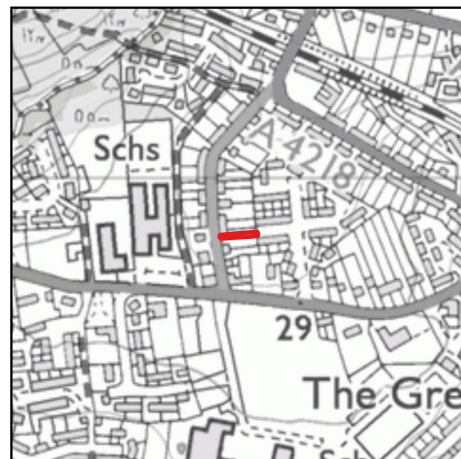
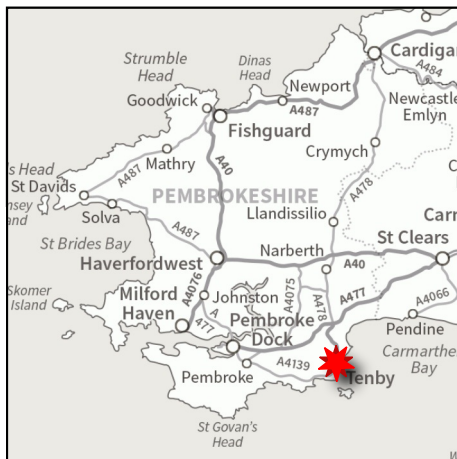


Plot adjacent Delfryn, Serpentine Road,
Tenby, Pembrokeshire SA70 8DD



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:1,250



PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT



Ref No: NP/25/0230/FUL
Proposal: A one-bedroomed property with provision for home working
Site Location: Plot adjacent Delfryn, Serpentine Road, Tenby, Pembrokeshire SA70 8DD

Recommendation: **Approve**, subject to conditions

This application is being presented to the Development Management Committee in accordance with the scheme of delegation as the Town Council has objected to the proposal which is recommended for approval by officers.

Summary:

This application seeks consent of the construction of a single storey, one bedroomed property with provision for home working.

The majority of consultees have not raised adverse comments, however, Tenby Town Council have objected to the proposal on the grounds of over-development and the site being very constrained.

The application documents can be viewed via the following link: [Citizen Portal Planning - application details](#)

Consultee Response:

- Tenby Town Council: Object due to over development
- Natural Resources Wales: No objection
- Dwr Cymru Welsh Water: Conditional consent
- PCC Highways Authority: Conditional consent
- PCC Drainage Engineer: No infiltration rates submitted
- PCNPA Planning Ecologist: To be verbally reported
- PCNPA Public Rights of Way Officer: No public rights of way affected
- PCNPA Trees and Landscape Officer: No Objection, subject to conditions

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012*.

One third party representation has been received. The main concern is in relation to the use of the office, and whether this would be for commercial purposes and the impact on parking and traffic in Serpentine Road. The agent has confirmed that the office is to cater for home working, and not for any commercial purpose.

Policies considered

Development Plans

All planning applications in Wales need to be determined in accordance with the statutory Development Plan:

Local Development Plan 2 (Adopted September 2020)

Within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also part of the relevant development plan with the following policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 2 (Tenby Service and Tourism Centre)
- Policy 08 (Special Qualities)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 48 (Affordable Housing)
- Policy 50 (Housing Development Proposals)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

Planning Policy Wales (PPW12)

PPW12 sets out the land use planning policies of the Welsh Government.

The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

- [Planning Policy Wales 12](#) (PPW12).

Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's)

www.gov.wales/technical-advice-notes:

- TAN 5 – Nature Conservation and Planning
- TAN 12 – Design

LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are: [Supplementary Planning Guidance \(LDP2\) - Pembrokeshire Coast National Park](#)

- Landscape Character SPG
- Biodiversity SPG
- Parking Standards SPG

Constraints

- Seascape Character Areas

- Landscape Character Area
- Rights of Way Inland – within 50m
- Recreation Character Areas

Officer's Appraisal

The application site consists of an empty plot on Serpentine Road, within Tenby's Centre boundary. It is flanked by two, two storey dwellings, one of which is detached. The site is currently overgrown, and there is a garage towards the eastern portion of the plot, although this currently has no roof.

Serpentine Road has a varied character, with properties towards the southern end including a four-storey property; flats, detached and semi-detached houses. The remainder of Serpentine Road is characterised by semi-detached houses. There is a mix of finishes including render and red brick.

1.Site and Proposed Development

The proposal comprises:

- Construction of a one-bedroomed dwelling, with the provision for home working.

2.Relevant Planning History

- Pre-application Enquiry PA/24/0159 – New Dwelling – Permission required

3.Key Issues

The application raises the following planning matters:

- 3.1 Policy and Principle of Development
- 3.2 Siting, Design, and Impact upon the Special Qualities of the National Park
- 3.3 Amenity and Privacy
- 3.4 Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 3.5 Habitats Regulation – Sewerage Capacity
- 3.6 Access and Parking
- 3.7 Surface Water Drainage

3.1 Policy and Principle of Development:

- 143 Section 38 of *The Planning and Compulsory Purchase Act 2004* requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).
- 144 Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 (Supporting Rural Communities) states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them. On page 104, Future Wales states that: '*National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...*'.

- 145 The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation and resultant duties such as the Socio-economic Duty.
- 146 A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.
- 147 LDP2 Policy 2 supports development proposals which contribute to the protection and enhancement of the town's special qualities, and which provide for and or permit housing to facilitate the delivery of affordable housing needs of the local area.
- 148 Policy 50 Housing proposals permits housing proposals within centres.
- 149 As the site lies within the Centre boundary for Tenby, the principle of a new dwelling is considered to be acceptable from a strategic policy point of view, subject to it also meeting the more detailed design policies of LDP2.
- 150 Policy 48 (Affordable Housing) requires the provision of affordable housing contributions to support market housing. As the application proposed the construction of an open market dwelling, a financial contribution towards off-site affordable housing is required in accordance with Policy 48 of the LPD2. A sum of £17,500 is required in accordance with the SPG on affordable housing contributions.
- 151 Subject to the provision of an affordable housing contribution the proposal is considered to comply with Policy 2 (Tenby Service and Tourism Centre), Policy 50 (Housing Development Proposals) and Policy 48 (Affordable Housing) of LDP2 and be acceptable in principle, subject to other detailed considerations. A draft unilateral undertaking has been received with the application for this purpose, and a signed final copy has been requested. Given that it had not been received at the time of writing this report, the application seeks delegated approval for consent to be issued subject to the receipt of the legal agreement.

3.2 Siting, Design, and Impact upon the Special Qualities of the National Park:

- 152 Policy 08 (Special Qualities) of LDP2, is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.
- 153 Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.
- 154 Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.

- 155 The design of the dwelling has been carefully chosen to minimise overlooking and provide adequate levels of privacy to the new occupants. A single storey dwelling has been proposed with one bedroom at the western end of the site and a single storey courtyard linked office at the eastern end of the site. The design and access statement refers to the type of design being common in Japan and how such a design will enable privacy for both neighbouring properties and for the occupants of the dwelling.
- 156 Materials are proposed to be either wood or sinusoidal zinc, with aluminium & wood composite windows, and a grey zinc or sinusoidal roof. The front and rear are partially glazed with blank side walls to the north and south. The plans indicate that landscaping will screen the front elevation, and there is a small seating area to the northern end of the property in addition to the interior courtyard.
- 157 The design offers a contemporary approach to a small infill site which will not have a significant impact on the street scene due to its limited height and being set back behind the frontages of both adjacent dwellings. As the design will have a limited impact on the street scene and the wider qualities of the National Park, it can be considered to comply with Policies 8, 14, & 29 of LDP2.

3.3 Amenity and Privacy:

- 158 Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:
- a) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
 - b) the development is of a scale incompatible with its surroundings; and/or
 - c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
 - d) the development is visually intrusive.
- Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.
- 159 The design of the house has been arranged so as to limit the impacts for potential for overlooking, both into and out of the proposed dwelling and will not cause any visual intrusion to the streetscene.
- 160 No third-party objections have been received in relation to privacy or amenity, but there has been a representation receiving in regard to parking and traffic. The Highways section at PCC have commented that the car parking space should be adequate for a one bedroomed property and have not raised any concerns on highway safety. As such, the application is considered to comply with Policy 30 of the Local Development Plan.

3.4 Biodiversity, Green Infrastructure & Landscaping and Protected Sites

Biodiversity impacts

- 161 PPW12, TAN5 and Policy 11 (Nationally Protected Sites and Species) of LDP2 requires biodiversity considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

162 An ecology survey has been submitted with the application. It is noted that the site is not being used by bats.

Net Benefit for Biodiversity and Green Infrastructure

163 To comply with Planning Policy Wales 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity and that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing.

164 Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.

165 It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.

166 (Replacement planting, a bat and bird box are proposed as enhancements. The ecological survey specifies that there are no mature trees on the site and that all existing vegetation will need to be removed to allow the development to proceed.

167 The Ecology report shows the plot divided into different zones, with Zone 1 being for parking, Zone 2 for planting, zone 3 being the dwelling itself, and zone 4 being the rear amenity area. A planting plan has been submitted, but without a key, and a replacement plan has been requested. In case this is not received before the date of Development Management Committee, a suitable condition has been suggested.

168 Subject to the imposition of appropriate conditions regarding landscaping and tree protection, no objections to the scheme have been raised by the Tree & Landscape Officer or Ecologist.

Habitat Regulations Assessment

169 SACs and SPAs are of European importance. Under the *Conservation of Habitats and Species Regulations (2017)* (the Habitats Regulations), all public bodies (including planning authorities) must have regard to the requirements of the EC Habitats and Birds Directives when carrying out their functions.

170 Natural Resources Wales released updated conservation advice and condition assessments on 25th June in relation to Marine Special Areas of Conservation. NRW recognise that some SAC features assessed are in unfavourable conditions due to nutrient enrichment and acknowledge the potential legal implications of this. NRW are not however, advising that nutrient neutrality be applied as a blanket requirement for marine SACs.

171 Before authorising development or adopting a land use plan which is likely to have a significant effect on a SAC or SPA (including where outside the boundary of the SAC or SPA), planning authorities must carry out an appropriate assessment of the implications for the designated features, consult NRW and have regard to NRW's representations.

- 172 In this case the Authority has considered the proposal and considers that there is no likely significant effect on a SAC or SPA.
- 173 However, whether there is sufficient capacity within the sewerage network remains a material consideration in order to ensure that new development does not contribute towards pollution incidents. In this case, the relevant statutory consultee, Dwr Cymru/Welsh Water have confirmed that there is insufficient capacity in terms of flow passed forward (wet weather capacity) and that this capacity will not be provided until December 2029, and that as such, a condition restricting occupation until the necessary upgrades have been delivered to Tenby & Saundersfoot's capacity should be imposed to ensure environmental protection.
- 174 Dwr Cymru have made the following comments: 'The proposed development site is located in the catchment of a public sewerage system which drains to Tenby Wastewater Treatment Works (WwTW) and ultimately discharges to a marine Special Area of Conservation (SAC). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system, whereas the WwTW has a phosphorus consent limit in place and is compliant with its final effluent permits. However, the WwTW is currently failing to comply with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. Notwithstanding this, in line with the environmental regulator's National Environment Programme, we are required to deliver a scheme at the WwTW to ensure 95% quartile compliance with our FPF performance and offer a condition aligning to the date of deliver as recommended'
- 175 As such, a condition restricting occupation until December 2029 has been suggested to ensure no environmental harm is caused as a result of this development.

3.5 Access and Parking

- 176 Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management.
- 177 Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.
- 178 As part of the development, it is proposed to create an off-street parking space for one vehicle. A Construction Traffic Management Plan has also been submitted with the application. The Highways Authority has been consulted on the application and advises that the site is located within Zone 3, as defined within the Parking Standards SPG. This zone is suburban within 400-800 metres walking distance of services, facilities and travel choices. The proposed parking provision for one vehicle is in accordance with the guidance.
- 179 It is considered that the details outlined within the submitted Construction Traffic Management Plan are acceptable, and a condition will be imposed to ensure that development is carried out in accordance with this document.

- 180 The access and design statement accompanying the application notes that cycle storage is included within the link space for the development, and as such, this would encourage active and sustainable travel for future residents.
- 181 Overall, the proposal is deemed to be in accordance with the provisions of Policies 59 and 60 of the LDP2 subject to suitably worded conditions.

3.6 Surface Water Drainage:

- 182 Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.
- 183 The Drainage Engineers at Pembrokeshire County Council have commented that no infiltration tests have been provided to demonstrate that the proposed drainage scheme is capable of being delivered on site. In order to ensure that a scheme which can be delivered is adequately provided, a condition to request evidence of infiltration testing or a copy of the SAB consent be provided is considered prudent. As such, the scheme can be considered to comply with Policy 32 of LDP2 and TAN 15.

4. Conclusion

- 184 Subject to appropriate conditions, and the contribution towards affordable housing being secured through a legal agreement, the provision of a small dwelling in this location is considered to comply with both national and local development plan policies.
- 185 In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (Wales) Act 2015*. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

5. Recommendation

Delegate approval, subject to the receipt of a fully signed legal agreement and subject to the following conditions:

If a legal agreement is not received within 30 days of the date of the decision, delegated authority is sought to refuse the application.

1. The development shall be carried out in accordance with the following approved plans and documents:
 - Site Block Plan A3690 53 002
 - Proposed Floor Plan & Section A3690 53 101
 - Proposed House Elevations A3690 53 302
 - Roof Plan A3690 53 105
 - Drainage Statement rec'd 23/07/2025
 - Ecology Survey
 - Construction Phase Traffic Management
 - Green Infrastructure Statement

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local

Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

2. No buildings on the application site shall be brought into beneficial use earlier than 31st December 2029, unless the scheme at the Waste Water Treatment Works, into which the development shall drain, has been completed and written confirmation of this has been issued by the Local Planning Authority.
Reason: to prevent overloading of the Waste water Treatment Works and pollution of the environment
3. Prior to first occupation/operation of the proposed development, the off-street parking (for all vehicles, including cycles) shown on the plan 103 hereby approved shall be provided, and thereafter retained for that purpose.
Reason: To meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 (Impacts of Traffic) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).
4. Prior to first occupation/operation of the proposed development, the access area shall be laid in surface bound material for a minimum distance of 5 metres behind the edge of the carriageway of the adopted highway in order to prevent material being dragged onto the public highway.
Reason: To meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 (Impacts of Traffic) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).
5. The submitted and approved Construction Traffic Management Plan shall be adhered to throughout the demolition/construction period.
Reason: To meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 (Impacts of Traffic) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).
6. Prior to commencement of development, either infiltration test results shall be submitted to confirm that the intended drainage scheme is deliverable, or a copy of the SAB consent shall be submitted. If the drainage scheme needs to be altered as a result of the infiltration tests, a suitable scheme shall be submitted for approval, and such scheme as is agreed upon shall be implemented.
Reason: In order to ensure compliance with Policy 32 of the Local Development Plan.
7. The internal courtyard as shown on plan **A3690 53 101 & A3690 53 002** shall not be infilled without the prior written consent of the Local Planning Authority.
Reason: In order to ensure that adequate parking provision is available for the property.
8. Notwithstanding the provisions of schedule 2, part 1, class E of the Town and Country Planning (General Permitted Development) Orders 1995 & 2013 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings or extensions shall be erected other than those expressly authorised by this permission.
Reason: In order to ensure that the site is not overdeveloped beyond that which allows a reasonable level of amenity space for the future occupier.

9. The home office shall be retained as such, and not converted to additional sleeping accommodation. The house shall remain a one-bedroom dwelling unless further consent is first obtained.
Reason: In order to ensure that there is adequate car parking provided and to not cause unintended traffic& parking impacts.
10. Prior to occupation of the dwelling, a biodiversity enhancement scheme shall be submitted for approval. Such scheme as is agreed shall be implemented prior to occupation.
Reason: In order to ensure that biodiversity on the site is enhanced in line with the submitted ecological report and to comply with The Environment (Wales) Act 2016.
11. The site clearance shall be undertaken in accordance with the Ecological Assessment and carried out as set out in Section 7.5.3. and 7.5.6 of the report.
Reason: In order to ensure that biodiversity on the site is enhanced in line with the submitted ecological report and to comply with The Environment (Wales) Act 2016.
12. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land and immediately adjoining land, identify those to be retained and set out measures for their protection throughout the course of development.
Reason: In order to ensure that biodiversity on the site is enhanced in line with the submitted ecological report and to comply with The Environment (Wales) Act 2016.
13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In order to ensure that biodiversity on the site is enhanced in line with the submitted ecological report and to comply with The Environment (Wales) Act 2016.
14. The landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following completion of the development. The completed scheme shall be maintained in accordance with an approved scheme of management and/or maintenance.
Reason: In order to ensure that biodiversity on the site is enhanced in line with the submitted ecological report and to comply with The Environment (Wales) Act 2016
15. All retained trees, hedgebanks and hedge boundary features on site and/or any trees whose canopies overhang the site shall be protected for the duration of the development (in accordance with BS5837: 2012 'Trees in relation to design, demolition, and construction – Recommendations'). The protection measures shall be implemented prior to any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any protection area, and the ground levels within those areas shall not be

altered, nor shall any excavation (in relation to connecting to existing infrastructure) be made, without the prior written consent of the local planning authority. No works to trees will be carried out without prior approval from this authority.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

16. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

1. Informatives

Highways:

It is the responsibility of the Authority to provide the naming and numbering of all roads and new developments and to facilitate in the provision of service connections. To ensure suitable and accurate addressing is provided, contact the Street Naming & Numbering Officer on 01437 775224 / snn@pembrokeshire.gov.uk at the earliest opportunity should this application be approved.

The developer is reminded it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecute persistent offenders. (Highways Act 1980, Sections 131, 148 and 149).

Dwr Cymru/Welsh Water:

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements