

From: lee@dragonhomes.wales
Sent: 21 October 2024 15:34
To: 'Sam Lyle'
Subject: FW: Water Quality Exemption Refusal NRW:00824746

From: Huw Williams <Huw.Williams5@dwrcymru.com>
Sent: Thursday, April 11, 2024 12:19 PM
To: lee@dragonhomes.wales; 'Ceredigion Environment Team / Tim Amgylchedd Ceredigion' <CeredigionEnvironmentTeam@cyfoethnaturiolcymru.gov.uk>
Cc: Clive McDowell <Clive.McDowell@dwrcymru.com>; Gethin Jones <Gethin.Jones3@dwrcymru.com>
Subject: RE: Water Quality Exemption Refusal NRW:00824746

Hi Lee, Heidi,

There is very little mapped sewerage in the area, with the closest mapped sewerage being over approx. 100m from the site on the East side of Heol Elennyd. It could be subjective as to whether this is deemed as being in close proximity to the site. I hope to explain below why it is difficult for me to say definitively if a connection to this sewer is possible or not, but I can comment on how feasible it is. In short, very likely to be unfeasible in this case.

Design and delivery of new sewer networks is predominantly carried out by Developers and their contractors, Welsh Water's role is to vet proposed designs against relevant standards and subsequently inspect works, ensuring appropriate sewer adoption agreements and sewer connection consents are in place. Welsh Water tends to only design and deliver new sewer connections works on the rare occasion that a Developer requisitions a sewer connection because they cannot secure consent to cross third party land and Welsh Water's statutory powers of entry are needed. The sewer requisition processes is long and expensive compared to the Developer delivering the works subject to sewer adoption/connection consent, and is a last resort for when sites are landlocked and being held to ransom.

The further away a connection point is from a site, the more likely that a gravity drainage solution is not possible. Looking at this site on Google Maps I suspect a gravity solution is not possible here. A pumped solution with new pumping station and rising main could be a possible solution but may be prohibitively expensive. If the pumping station serves multiple curtilages and discharges to public sewer, then it must be offered for adoption and therefore must be built to adoptable standard. This may prove prohibitively expensive and/or the space needed to fit an adoptable pumping station may make the development unviable e.g. if a plot or two is lost or if additional land must be bought.

Also, if there is relatively little flow to be pumped a relatively long distance, it may not be possible to design a pumping station and rising main that can pump the flow in a satisfactory way. For example, retention time of flows in the pumping station wet well and rising main must be less than 6 hours to avoid odour issues, with little flow to move a long way this could be impossible to achieve.

Next to consider would be the route the pumped rising main would need to take, avoiding other services and keeping at least 3m from buildings. Generally the layout of the onsite and offsite drainage, and accessories such as pumping station, would need to be compliant with Sewers for Adoption 7th edition. If crossing third party land, which looks inevitable here to reach a sewer connection point in any way, consent from land owner(s) would need to be secured, and again this could prove to be prohibitive to the development being viable.

Therefore, at this stage I can comment that, whilst a sewer connection may be possible if budgets were unlimited, a sewer connection for this development is very likely unfeasible, and could well prove to be impossible after detailed investigation/design is done to consider exactly how a connection could be made.

Kind regards,

Huw



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