

Our Ref: 2019-05-02/3817/NRW Permit  
2 May 2019

Attn: Natural Resources Wales

**Mold Office**  
Park House  
Broncoed Business Park  
Ffordd Byrnwr Gwair  
Mold  
CH7 1FQ

Contact: Lucy Raven  
**t:** 01352 700045  
**e:** Lucy.Raven@weetwood.net  
**w:** www.weetwood.net

Dear Sir/Madam

## **CONNECTION TO THE PUBLIC SEWER NETWORK – COST ANALYSIS**

This letter and enclosed documents provides justification as to why a connection to the public sewer record is not feasible, supporting section 5d of the environmental permit form Part B5.6.

### **Foul Sewer Connection Costs**

The closest public foul sewer is 375 m by road from the north-west corner of the site, which is where foul flows would drain to. A copy of the Dŵr Cymru Welsh Water (DCWW) sewer records is enclosed.

As outlined in previous correspondence, construction of the new foul system for the recently approved caravans is also proposed to serve the existing dwelling and seven caravans onsite, which are currently drained by two septic tanks, which drain to the watercourse. As the dwelling and caravan park are separate premises, the foul network would need to be to adoptable standards if draining to the public sewer system. Based on ground levels, an adoptable pumping station and associated rising main would be required to enable a connection to the existing system.

The current DCWW framework contractor was approached and they were unable to provide us with a quotation for the adoptable sewer system. A quotation has therefore been provided by F G Whitley & Sons Company Ltd for the pumping station and rising main required for a connection to the public sewer network, along with the associated reinstatement requirements and preliminaries. F G Whitley & Sons Company Ltd were part of the previous DCWW framework and are a member of CHAS (registered member of SSIP), Constructionline (supporter member of SSIP) and CECA (supporter member of SSIP). The quotation provides an overall cost of £219,461 plus VAT. A full copy of the quotation has been enclosed.

As NRW is aware from previous correspondence, feasibility study and upgrades to the receiving DCWW Wastewater Treatment Works (WwTW) would be required to accommodate the proposed development. The developer enquiry response from DCWW in relation to the proposed development is enclosed. Based on our experience from other sites in the DCWW area, a feasibility study may cost somewhere in the region of £3,000 to £8,000, and the ultimate upgrades possibly in the region of £30,000 or more. DCWW also have advised that in order to upgrade the WwTW, additional land would need to be purchased to extend the facility. The cost associated with this, which is currently unknown, would also be passed on to the developer. The cost and timescales for delivering the additional land are likely to be prohibitive, particularly if DCWW need to invoke a Compulsory Purchase Order. If so, a

reasonable allowance might be £15,000. Therefore, the indicative costs for the upgrade to the WwTW may be in the region of £53,000.

A S106 would be required to enable a connection to the public sewer system, which includes an inspection fee of £196. The actual annual volume from the site cannot be calculated and therefore the annual charges from DCWW are currently unknown.

When combining the F G Whitley & Sons Company Ltd quote , the WwTW upgrade requirements and the DCWW connection charge, an overall cost for a connection to the foul sewer network have been calculated to be £272,657 plus VAT.

## **Proposed Treatment Facility Costs**

For the private package treatment plant, costings have been provided by the contractor who currently maintains the existing septic tanks on site and would be appointed for the new system.

The costs associated with the package treatment plant facility are as follows (costs are exclusive of VAT):

- Purchase - £11,500
- Installation - £3,950
- Annual maintenance - £600
- Annual subsistence fee - £1,026<sup>1</sup>

This equates to an initial fee of £15,450 (plus VAT) and an on-going annual fee of £1,626 (plus VAT).

In light of the above I trust we have now demonstrated to the satisfaction of all parties that a connection to the public sewer system is not viable in this instance, particularly when considering the scale of the development

Yours sincerely



**Lucy Raven**  
**Project Manager**

Enc: DCWW Sewer Records  
DCWW Developer Enquiry  
F G Whitley & Sons Company Ltd Quotation

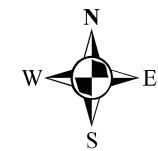
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<sup>1</sup> Approximate cost provided by A Smith at NRW in email dated 28 March 2019



Dŵr Cymru  
Welsh Water

Cae'r Myndd, Saron, Denbighshire



**LEGEND(Representative of most common features)**

	Foul chamber		Outfall
	Surface water chamber		Lamphole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
NB: Sewer symbol colour indicates the type:			Private Sewer Transfer
RED	- Combined		Lateral Drain
GREEN	- Surface Water		Inspection Chamber
BROWN	- Foul		
Purple	- Former S24 sewers (for indicative purposes only)		

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

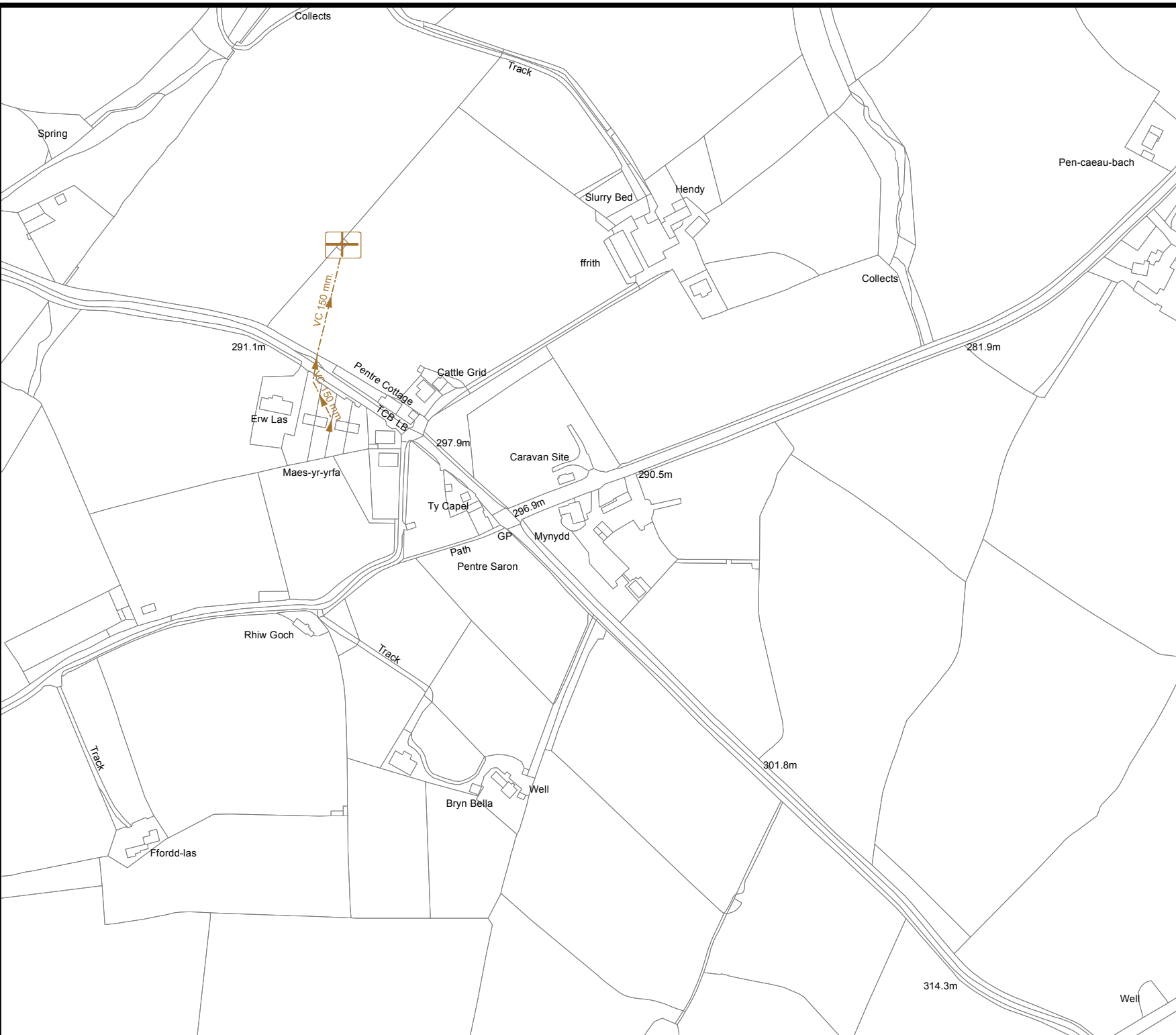
Dwr Cymru Cyl gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS  
TO BE DETERMINED ON SITE.**

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Dŵr Cymru  
Welsh Water

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CF30 0EH

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Miss Lucy Raven,  
Weetwood,  
Park House,  
Ffordd Byrnwr Gwair,  
Mold,  
Flintshire.  
CH7 1FQ

**Date: 25/10/2017**  
Our Ref: PPA0002467

Dear Miss Raven,

**Grid Ref: 302950 360642**

**Site Address: C'AER MYNYDD CARAVN PARK, SARON, DENBIGHSHIRE**

**Development: Use of Land for the Siting of 41 Static Caravans**

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

### **SEWERAGE**

The foul flows only from the proposed development can be accommodated within the public sewerage system. The closest mapped connection point with the public foul sewer lies approximately 200m North West of the enquiry site, between manholes SJ02607702 and SJ02607701, where the sewer crosses the highway fronting No. 4 Maes yr Yrfa.

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales. Discharge of surface water to the public sewer is only to be made as a last resort. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, 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 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](http://www.dwrcymru.com)

You are 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 you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

## **WASTE WATER TREATMENT**

The proposed development would drain to a small treatment works that is presently governed by a descriptive licence. The proposed flow represents a significant increase in comparison to the existing which would overload the Waste Water Treatment Works. No improvements are planned within Dwr Cymru Welsh Water's Capital Investment Programme. If you wish to progress with connecting to the public sewerage system then it will be necessary for a feasibility study to be undertaken on the Wastewater Treatment Works at the developer's expense. The conclusion of this study will determine any improvement works required. The costs for undertaking this study must be paid for by the developer. For you to obtain a quotation for the feasibility study, we will require a fee of £250 + VAT to engage our consultants, this fee is non-refundable.

## **WATER SUPPLY**

A water supply can be made available to serve the development. The developer should contact us at the above address or on telephone 0800 9172652 for further information on this matter.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our



approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at [developer.services@dwrwymru.com](mailto:developer.services@dwrwymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Owain George**  
**Planning Liaison Manager**  
**Developer Services**

***Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.***



**F G WHITLEY & SONS CO LTD**

PARK HOUSE  
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FFORDD BYRNWR GWAIR, MOLD, FLINTSHIRE CH7 1FQ  
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Email: info@fgwhitley.co.uk

**CIVIL ENGINEERING CONTRACTORS**

YOUR REF

OUR REF

DATE

WPW/ALWG

6<sup>th</sup> February 2019

For the Attention of Lucy Raven  
Weetwood  
Park House  
Ffordd Byrwr Gwair  
Mold CH7 1FQ

Dear Madam

**Re: Sewer & Rising Main at Saron as per Weetwood Drawing**

We thank you for the opportunity to price for the above proposed Works and we submit the following quotation for your consideration:-

1. Saw cut existing road for rising main and gravity sewer.  
730m x 3.60 = £2628.00
2. 100mm rising main, 100mm UPVC pipe average depth 1.75m. To include for all pipe bedding, subbase backfill and disposal of excavated material.  
253m x 186 = £47,058.00
3. 150mm gravity main, 150mm twin wall pipe average depth 1.75m. To include for all pipe bedding, subbase, backfill and disposal of excavated material.  
112m x 190 = £21,280.00
4. 1200 diameter concrete manholes average depth 1.75m.  
5no x 3000 = £15,000.00
5. Provide and install pumping station 1800mm diameter rings with concrete bed and surround. To include for pumps and electrical connection to sewer for Adoption 7<sup>th</sup> Edition.  
1no £100,000.00
6. Thrust Blocks.  
2no x 500 = £1,000.00

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No. 690213



WB WHITLEY, Managing Director  
DT HUMPAGE, BA(Econ.), FCA, Company Secretary



CERTIFICATE No. 925412



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DATE

WPW/ALWG

6<sup>th</sup> February 2019

Cont.....

- 7. Reinstatement to trench, 150mm dense base course, 40mm SMA wearing course.  
400m<sup>2</sup> x 41.24 = £16,495.00
- 8. Prelims including Supervision and Accommodation.  
8 weeks x 2000 = £16,000.00

**All for the sum of Two Hundred and Nineteen Thousand, Four Hundred and Sixty One Pounds (£219,461.00)**

We trust that the following (which is nett and exclusive of VAT) meets with your approval and await your further instructions.

Yours faithfully  
F G WHITLEY & SONS COMPANY LIMITED

**W P WHITLEY**