Dŵr Cymru
Welsh Water

[redacted]

Cheshire West & Chester Council
County Hall
The Forum
CHESTER
CH1 2HS

Date: 26/09/2025
Our Ref: PLA0089969
Your Ref: 25/01764/OUT

Dear Sir/Madam

Grid Ref: SJ487592 348873 359316
Site: Land At Greenlands, Tattenhall, Chester
Development: Outline planning application for the erection of up to 110 residential dwellings

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

SEWERAGE

The proposed development site is located in the catchment of a public sewerage system which drains to Tattenhall Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate the development within the immediate public sewerage system without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment.

Accordingly, it will be necessary for the developer to undertake a development enabling assessment to identify a solution for mitigating the impact of the proposed development. This may include the removal of surface water flows from the immediate public sewerage system to offset the new foul flows from the development. Where this is not possible, the identification of an alternative reinforcement solution to the network via further hydraulic modelling analysis will be required to identify suitable off-site reinforcement works to the public sewerage system.

Turning to surface water drainage, the developer is required to explore and fully exhaust all surface water drainage options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000. In this instance, we offer no objection to proposals for disposal of surface water flows into a surface water body, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

No development shall take place until a foul water drainage scheme to satisfactorily accommodate the foul water discharge from the site has been submitted to and approved in writing by the local planning authority. The scheme shall be informed by a solution analysis and shall identify:

A) Point of connection on the public sewerage system, and

B) Where necessary removal of surface water to offset the introduction of the new foul water generated by the development or

C)Where necessary The extent of reinforcement works required to accommodate the development. No building or dwelling shall be occupied until the approved foul drainage system has been completed in accordance with the approved scheme.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment

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.

Advisory Notes

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 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.

In accordance with National Planning Policy Framework (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.

SEWEAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on [redacted] or via email at [redacted]

Please quote our reference number in all communications and correspondence.

Yours faithfully,

[redacted]
Development Planning Officer
Developer Services

glas
Glas Cymru Cyfyngedig

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We welcome correspondence in Welsh and English

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Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

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