

## Gail White

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**From:** Matthew Phillips  
**Sent:** 17 August 2011 08:59  
**To:** planning\_admin  
**Subject:** FW: North Road Ponciau

[Highways comments to P/2009/1030](#)

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**From:** Peter Douthwaite  
**Sent:** 10 August 2011 15:13  
**To:** Lionel Price; Matthew Phillips  
**Subject:** North Road Ponciau

Lionel / Matthew

Further to our recent meeting in respect of the drainage issues at the above site.

In 2009 I had an exchange of letters and drawings with the applicants agent in respect of a proposed S38 agreement. The drawings included a proposed highway surface water system (HSWS) which collected only surface water from the proposed adopted highway area and no private yard / roof water. The HSWS scheme connected via a hydrobrake into a proposed Welsh Water foul sewer system. The scheme was agreed in principle by the highways department.

The revised scheme shown on drawing no. DR\_005 P3 now proposes a separate HSWS and a roof / private yard water scheme that both discharge into an attenuation tank which in turn discharges via a pumping station into a water course some 300m to the north of the site. The plan indicates that the highway drain would be maintained by the Highway Authority with the pumping station and discharge pipes to be maintained by a private management company (and no mention about ownership of the attenuation tank)

The scheme raises some issues :

1. Why has the original proposed scheme been altered? Are Welsh Water not satisfied with the proposals and if not, then why?
2. We have serious reservations over discharging water into a privately maintained system and are not prepared to accept such a proposal.
3. Current guidelines suggest the use of SUDS where possible. Has the developer tested ground conditions to investigate the possibility of using Suds?
4. In the event that SUDS is not a feasible solution then there may be potential to agree to a scheme, not dissimilar to the one proposed, but which was to be maintained by the Highway Authority. This would however require a significant Commuted Sum in respect of future maintenance of the sewer network and total replacement costs of the pumping station. This could prove an expensive option.

Rather than enter into a protracted exchange of letters between the various parties I would suggest that the developer contact me on 01978 729689 to discuss a solution to the drainage issues.

regards  
Pete

