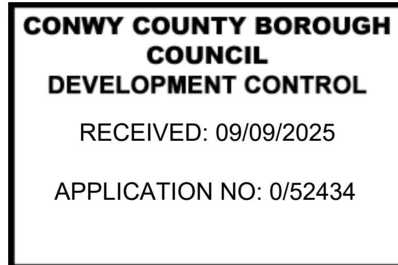


Conwy County Council
Civic Offices
COLWYN BAY
LL29 8AR



Date: 26/06/2025
Our Ref: PLA0087755
Your Ref: 0/52434

Dear Sir/Madam

Grid Ref: SH774776 277509 377673

Site: 34 Cadnant Park, Conwy

Development: Full planning permission for the demolition of existing dwelling and the erection of 13 residential dwellings together with formation of internal access road, landscaping and other associated works

We refer to your planning -re consultation relating to the above site, in response to our letter of the 15/04/2025.

The revised details included a revised drainage report, referenced 'Revision 6' and this supersedes the previous (Revision 4) report. We note that the revised drainage report includes an additional page (page 8) which provides additional information on Surface Water disposal priority levels three and four (3 & 4).

We have considered the additional information.

As currently set out, the approach for the development remains (as per our initial response) and this is to separate the site into two different surface water disposal methods; one for the residential element and, the second system, for the access road (currently a single width access), with an eventual discharge into the public combined sewer system.

We understand that this existing access road is currently not an adopted road and serves other existing residential properties.

We highlight that there is no agreement to communicate surface water flows into the nearby public combined sewer. Furthermore, Planning Policy Wales highlights that any surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). As such, the revised report does not sufficiently demonstrate that the full scope of all alternative surface water disposal methods, specifically for works for the existing

access road for the extent of the current development, have been explored and exhausted as an alternative to the public sewer combined system. This is to ensure that we maintain a consistent approach towards scrutinising all relevant considerations with all proposed developments which attempt to indicate communicating surface water flows into the public combined sewer as a last resort option. We are aware that other similar developments have undertaken other feasible and alternative surface water disposal approaches and as such, have avoided the need to communicate into the public combined sewer.

Additionally, we recommend that it is in the developer's interest to liaise with the SAB authority in the process to ensure that all alternatives have been fully considered and discounted.

Accordingly, for the reasons outlined above, we **OBJECT** and respectfully request this application is refused.

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 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Shan Wyn Jones
Development Planning Officer
Developer Services

