

LLANELLI TOWN CENTRE LOCAL DEVELOPMENT ORDER (LDO) - INFRASTRUCTURE

**(THIS GUIDANCE NOTE IS SOURCED FROM
THE STAGE 1 LLANELLI TOWN CENTRE
DELIVERY PLAN)**

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1 BACKGROUND

1.1 INTRODUCTION

WSP in conjunction with LDA Design, TC Consult and Chris Jones Regeneration was commissioned by Carmarthenshire County Council (CCC) to prepare a Stage 1 Report for the existing Llanelli Town Centre Delivery Plan. The planning context for the proposals when brought forward would be covered by a Local Development Order (LDO). With reference to the existing utilities the Client Brief has the following requirements:-

- Advise upon and inform matters of water supply & treatment capacity – to support the LDO and the wider master-plan via consultation with Dwr Cymru
- Advise upon and inform matters of other utility supplies and capacity via consultation with statutory authorities

As part of the commission WSP undertook a preliminary assessment of the existing utilities within the agreed Study area. The Site Area is set out at the start of the Appendices. The LDO area is set out within the LDO.

The following utility information was sourced via the utility company's own web based databases and is presented in Appendices A to F:-

- Dŵr Cymru / Welsh Water (DCWW) – water supply and sewerage – Appendices A & B
- Wales & West Utilities (WWU) - gas supply – Appendix C
- Western Power Distribution (WPD) – electricity supply – Appendix D
- British Telecom (BT) – telecommunications – Appendix E
- Virgin Media (VM) – telecommunications – Appendix F

Contact was made with DCWW, WWU and WPD to ascertain if there would be any potential issues with supply capacity or any impeding upgrading works within the town centre which could affect the Delivery Plan proposals.

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2 ASSUMPTIONS MADE

2.1 DELIVERY PLAN PROPOSALS - LDO

Carmarthenshire County Council is seeking to introduce a Local Development Order (LDO) for Llanelli Town Centre. Reference should be made to the LDO along with supporting documentation.

Based on the number of existing units within the Project site, it is unlikely that more than 180 residential conversions could be physically delivered. In practice, it is highly unlikely that applications for this many conversions would come forward under the LDO. A worst-case scenario of 180 residential units receiving Commencement Notice Approval has therefore been assumed for the purposes of this assessment.

Should a figure of 100 Commencement Notice Approvals for residential units be reached within the 3 year period lifetime, then a moratorium will be placed on the LDO and it will be reviewed with the outcomes reported to full Council. Such a review will be informed by the input of the notification stakeholders (including NRW and DCWW).

It is on this basis that the enquiries to the utility companies have been made.

3 ASSESSMENT, OBSERVATIONS AND FINDINGS

3.1 DŴR CYMRU / WELSH WATER – SEWERAGE

The town centre is served by a mainly historic combined foul and surface water system. There are some more recent developments such as ASDA and Eastgate which have separate foul and surface water systems.

Comments were received from Dŵr Cymru / Welsh Water (DCWW) on 4th April 2017 regarding the sewerage capacity as follows:-

Whilst much will depend on the detail of the LDO for Llanelli we (DCWW) are likely to request the inclusion of the following planning conditions:-

- *Approval of a drainage strategy before development commences to protect hydraulic overload of the public sewerage system;*
- *Assessment demonstrating the impact to the public sewers and water mains within and adjacent to the site and scheme submitted to the LPA to mitigate the impact upon such assets.*

We would also suggest the following advisories,

- *Discharge consent is required for development which will give rise to a new discharge of trade effluent.*
- *DCWW are not obligated to provide potable water for use in any industrial process.*
- *Developer may need to apply for a connection to the public sewer under s106 of the Water Industry Act 1991.*
- *Developer may need to apply for a Adoption Agreement under s104 of the Water Industry Act 1991;*
- *Design of sewers must conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and “Sewers for Adoption” 7th Edition.*

The LDO Drainage Strategy

Expanding on the above responses with regards to an LDO drainage strategy it is recommended that a Strategy is required to support the delivery of the LDO. It should take the form of pre commencement conditions and the requirement for the submission of information (where required) from applicants.

(a) Conditions

In order to minimise the risk of compromising the public sewerage system and hence impacting water quality within the CBEMMS it is recommended that the LPA include the following measures are included in the Adopted LDO in the form of conditions:

- No change of use shall commence where it will result in the hydraulic overload of the public sewerage system. Where required and requested; a drainage strategy should be submitted to, and approved by, Dwr Cymru Welsh Water.
- No change of use shall commence where it will result in the compromising of the integrity of any public sewer and/or water main assets within and/or adjacent to the site. Where required and requested; an assessment should be submitted to, and approved by, Dwr Cymru Welsh Water which clarifies any impact and where necessary any mitigation.

(b) Requirement for submission of information from applicants

The successful delivery of the LDO is likely to result in changes to occupancy levels. The LDO therefore has the potential to increase foul flows discharged into the existing sewer network. To ensure no adverse effect to sewer capacity, it is recommended that the LPA require the applicant (where appropriate/required) to submit a drainage strategy to DWCC for all connections into the public sewerage network.

This requirement should be implemented through the recommended LDO pre commencement conditions as set out above. This means that where required by DCWW at Certificate of Conformity stage (and to discharge those relevant pre commencement conditions set out within the LDO), it will be the responsibility of the applicant to prepare and submit a drainage strategy for DCWW to review. DCWW will need to confirm that this is appropriate ahead of the LPA issuing a Commencement Notice Approval and discharging those relevant pre commencement conditions.

If relevant, the nature of the information required by DCWW is unlikely to prove onerous on applicants as the LDO is seeking to permit change of use of existing units. As a headline guide, the information required may need to cover the below matters. However, confirmation should be sought from DCWW as and where relevant.

- The location of the development;
- Proposed point of connection to the existing sewer network;
- Development type;
- Existing and proposed discharge flows; and
- Where development type is residential, the number of properties and / or design occupancy levels should be specified.

Background Information

Further research by WSP into the Council and DCWW's policies has also revealed the following information:-

- There are issues with the capacity of existing combined sewers in the Llanelli area.
- A strategy is in place to reduce Combined Sewer Overflow spills in the area, by reducing the amount of storm flow discharging into the existing network.
- Sustainable surface water drainage measures (Rainscape Project) have recently been implemented in the town to reduce surface water runoff to the combined system.
- The Council has a clear approach for the consideration of surface water in assessing Planning Applications within the Llanelli Sewage Treatment Works Catchment Area. Where relevant, developments in the area will need to adhere to the provisions of the multi-agency Memorandum of Understanding (MoU).
- Under the MoU, future development (where applicable) will be implemented on a '2 for 1' basis (i.e. every 1 l/s of foul flow generated by new development, will require that 2 l/s of surface water flow is taken out of the system). In noting the above, the primary infrastructural matter in need of immediate review for the delivery of the LDO over the next 3 years is drainage. It is not envisaged that the LDO itself will be subject to the provisions to the MoU. Reference is made to the HRA Screening Report.
- The disposal of storm water will need to incorporate sustainable solutions in compliance with the Flood and Water management Act 2010.
- It should be noted that with the possible exception of the former Buckley's Brewery Site there is limited scope for sustainable drainage solutions within the town centre. This is due to lack of space and congestion of below ground utilities. Furthermore the Llanelli Town Centre Delivery Plan consists of redevelopment as opposed to new development.

3.2 DŴR CYMRU / WELSH WATER – WATER SUPPLY

The town centre is served by a network of water mains (see Appendix B). Large diameter (18in) cast iron mains are present in West end, Vaughan St and Stepney Street. These are assumed to be the trunk distribution mains. There is also a network of smaller more modern mains ranging from 75-150mm present within the study area and these are assumed to be the supply mains. Supplies to individual properties are not shown on the record drawings and would need to be identified in due course.

DCWW was consulted on the feasibility of providing potable water supplies to refurbished properties. Without having a schedule of properties with sanitary appliances flow demands it is not possible to be specific in the response however:-

- 1) There are no major planned works in the next 5 years on the water mains
- 2) The DCWW representative did not believe there to be any restrictions provided the development consisted of refurbishment of existing properties as opposed to completely new development.
- 3) If properties have been “temporarily” disconnected the reconnection would be free.
- 4) If properties have been “permanently” disconnected then a new connection from the supply main would need to be laid. This could entail excavation & laying new mains in the highway. Typical costs for each connection would be around £1500.
- 5) In order to establish which properties have been temporarily or permanently disconnected a list of properties would need to be sent to DCWW’s billing dept.
- 6) For a more detailed response each property should be provided with a proposed sanitary schedule and a pre-planning enquiry made to DCWW.

3.3 WALES AND WEST – GAS SUPPLY

The town centre is served by a network of low pressure gas mains (see Appendix C). Supplies to individual properties are shown in some cases such as ASDA and other large units, however not all individual supplies are shown on the record drawings and would need to be identified in due course.

Wales and West Utilities (WWU) was consulted on the feasibility of providing gas supplies to refurbished properties. Without having a schedule of properties with gas flow demands it is not possible to be specific in the response however:-

- 1) There are no anticipated problems in providing gas supply in the town centre
- 2) There are currently upgrading works on the gas network ongoing in the area.
- 3) In order to ascertain which properties are connected a list of properties should be emailed to WWU so they can advise.

3.4 WESTERN POWER DISTRIBUTION – ELECTRICITY SUPPLY

The town centre is served by a network of high voltage (11Kv) and low voltage underground supply routes (see Appendix D) Supplies to individual properties are shown in some cases such as ASDA and other large units, however not all individual supplies are shown on the record drawings and would need to be identified in due course.

Western Power (WPD) was consulted on the feasibility of providing electricity supplies. The enquiry has been directed to their Swansea West team who responded by email as follows:-

In order to answer your queries, we will need more detailed proposals/plans as they will affect different ground mounted substations in the centre of the town.

3.5 BRITISH TELECOM – TELECOMMUNICATIONS

The town centre is served by a network of below ground BT ducts (see Appendix E). Supplies to individual properties are not shown on the record drawings and would need to be identified in due course.

An assessment was also made of the current availability of superfast broadband(*) based on Welsh Governments database <https://beta.gov.wales/go-superfast/can-i-get-it> based on a selection of postcodes around and within the study area this is summarised in Table 1 overleaf:-

(*) Note UK Government defines superfast broadband as being in excess of 25 Mbps

Road Name	Superfast Broadband available (Searched on May 12 2017)	Comments
Hall Street	Yes	Up to 80 Mbps
Thomas St	Yes	Up to 80 Mbps
Island Place	No	Cabinet is live awaiting BT upgrade
Zion Row	No	Cabinet is live awaiting BT upgrade
Stepney Place	Yes	Up to 80Mbps
Pottery Street	Yes	Up to 80 Mbps
Upper Robinson Street	Yes	Up to 64 Mbps
Murray Street	Yes	Up to 80Mbps
Cowell Street	Yes	Up to 80 Mbps
John Street	No	In scope for roll out of fibre to cabinet
Station Road	No	In scope for roll out of fibre to cabinet
Stepney Street (west)	Yes	Up to 69 Mbps
Church Street	No	In scope for roll out of fibre to cabinet
Bridge Street	Yes	Up to 80Mbps
Vaughan Street	No	Cabinet enabled but not yet ready for superfast broadband
Stepney Street (central)	No	Cabinet enabled but not yet ready for superfast broadband
Market Street	No	Cabinet enabled but not yet ready for superfast broadband

Table 1 – Availability of Superfast Broadband within the Study Area.

3.6 VIRGIN MEDIA – TELECOMMUNICATIONS

A limited area of the town centre is served by a network of below ground Virgin Media ducts (see Appendix F). Supplies to individual properties are not shown on the record drawings and would need to be identified in due course.

Virgin media ducts are limited to the following streets at the time of writing this report:-

- Station Road
- Church St
- Bridge Street
- Zion Row
- Park Street

4 CONCLUSIONS AND RECOMMENDATIONS - LDO

4.1 CONCLUSIONS - LDO

Following a review of the existing utilities in the study area it was found that in general the area is served by drainage, water supply, gas, electricity and communications.

There is no firm indication in relation to gas and electricity capacity in relation to the LDO. It should be noted that Western Power and Wales and West Utilities will be included on the notification list by the LPA. As such, they may (in appropriate circumstances) raise concerns and/or requirements with the LPA and / or the applicant.

4.2 RECOMMENDATIONS - LDO

It is recommended that the Drainage Strategy is implemented to support the delivery of the LDO where relevant. It should take the form of pre commencement conditions and the requirement for the submission of information (where required) from applicants. Reference is made to section 3.1 of this report.

5 LIMITATIONS

This report has been prepared based on searches made on the utility companies own data bases in May 2017.

BIBLIOGRAPHY

- Dŵr Cymru / Welsh Water – water supply and sewerage
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 - Wales & West – gas supply
<https://radar.wwutilities.co.uk/radarexternal/Base/Login/Login.aspx?ReturnUrl=%2fradarexternal%2fSites%2fexternalviewer%2f>
 - Western Power Distribution – electricity supply
<http://www.linsearchbeforeudig.co.uk/#>
 - British Telecom – telecommunications
<https://www.swns.bt.com/pls/mbe>
 - Virgin Media – telecommunications
<http://utilities.digdat.co.uk/Account/Login.aspx>
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