

Newport County Council
Civic Centre
Newport
NP20 4UR

Date: 18/12/2025
Our Ref: PLA0092166
Your Ref: 25/1048

Dear Sir/Madam,

Grid Ref: ST280882 328096 188250
Site: Land at Cwrt Camlas, Rogerstone, Newport
Development: DEVELOPMENT OF 2 NO. 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.

Firstly, with respect to the submitted application form, we acknowledge that the development proposes to discharge foul and surface water flows to a main sewer and sustainable drainage system respectively. The proposed development site is located in the catchment of a public sewerage system which drains to Cardiff Bay Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. On the strict understanding the development does not propose to communicate surface water flows to the public sewerage system, in principle, we offer no objection.

However, this site is crossed by a public watermain with the approximate position being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the 'Block Plan' (Drawing No. SD1028-04), it appears the proposed development would be situated within the protection zone of the public asset measured 4 metres either side of the centreline, and we would not permit any private amenity space in this area. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

In this instance, it appears there is sufficient space and scope to re-position the development and associated amenity space, outside the protection zone of the asset. Therefore, it is strongly recommended that the 'Block Plan' is amended to take into account the location of the asset crossing the site and we respectfully request we are re-consulted on receipt of this information. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrwymru.com) to carry out a survey to verify the location of the asset and establish their relationship to the proposed development.

Accordingly, for the reasons outlined above, we offer a **Holding Objection** until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

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@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Phillip Little
Development Planning Officer
Developer Services