

Newport County Council
Civic Centre
NEWPORT
NP20 4UR

Date: 11/02/2025
Our Ref: PLA0085109
Your Ref: 25/0022

Dear Sir/Madam,

Grid Ref: ST368863 336889 186373

Site: 7 Decoypool Road, St Modwen Park, Newport

**Development: ERECTION OF SECURITY FENCING TO SITE PERIMETER WITH ASSOCIATED ACCESS GATES,
INSTALLATION OF SPRINKLER**

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

This proposed application includes the installation of a sprinkler tank, although there is capacity within the potable water network to accommodate the proposal due to the capacity of the sprinkler tank, the tank should be filled in a controlled matter to minimise impact to our network and not affect supply to our existing customers. Therefore 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 potable water scheme to demonstrate that the existing water supply network can suitably accommodate the proposed development site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how and when potable water will be drawn from the public water mains. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity prior to the occupation of any building.

Reason: To ensure the site is served by a suitable potable water supply without causing detriment to existing customers' water supply.

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 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.

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



Welsh Water is owned by Glas Cymru – a ‘not-for-profit’ company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni ‘nid-er-elw’.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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