

From: Spence Gadsby <spence_gadsby@hotmail.com>
Sent: 02 May 2025 08:35:59 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: Re: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT
Attachments: SD800-15B Foul drainage plan.pdf

Hi Jacob,

I can confirm that the proposed package treatment plant is fully compliant with BS EN 12566-3. Compliance is demonstrated in the Declaration of Performance on page 19 of the installation manual, which states that the unit has been tested and certified to EN 12566-3+A2:2013. This version includes more stringent and up-to-date requirements than the original 2005 edition, meaning the unit exceeds the minimum standards required under BS EN 12566-3.

The certified performance levels are as follows:

- BOD₅: 95.7% reduction (10 mg/l)
- Suspended Solids: 94.8% reduction (15 mg/l)
- Ammoniacal Nitrogen (NH₄-N): 88.6% reduction (3.8 mg/l)

In terms of discharge, the outlet from the PTP is located to the north-east of the unit, and I have marked this clearly in pink on the updated site layout plan attached for your reference.

Let me know if you need anything else.

Thanks.

Spence Gadsby
[Skerryvore Designs Ltd.](#)
07427657573

From: Cooke, Jacob (Senior Planning Officer)
Sent: Thursday, May 01, 2025 14:56
To: Spence Gadsby
Subject: RE: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Spence,

On the above, I note the exemption cert from NRW sets out at 2.2.4 that sewage must be have received treatment in accordance with the relevant British Standard. I've reviewed the information regarding your proposal PTP, and cannot find any reference that it achieves these standards.

Furthermore, I am unclear from the site layout plan where exactly the outlet links to the existing watercourse for discharge.

Could you review and come back to me please.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
Newport NP20 4UR
Telephone: 01633 831699

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Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.

From: Spence Gadsby <spence_gadsby@hotmail.com>

Sent: 04 April 2025 08:28

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Subject: Re: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Jacob,

I have also just received the exception certificate from NRW to discharge into the water course.

Speak soon.

Spence Gadsby
Skerryvore Designs Ltd.
07427657573

From: Spence Gadsby <spence_gadsby@hotmail.com>
Sent: 02 April 2025 12:31
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: Re: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Jacob,

No problem, drainage statement attached.

Let me know if you need anything else.

Spence Gadsby
Skerryvore Designs Ltd.
07427657573

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 02 April 2025 08:45
To: Spence Gadsby <spence_gadsby@hotmail.com>
Subject: RE: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Spence,

Thanks for letting me know.

Can you provide a brief statement addressing the drainage hierarchy which now reflects the use of your proposed system please?

I'll try and work to currently agreed target dates, however I may need to come back to you for an extension of time dependent on NRW comments.

Once the drainage statement is received, I'll request a consultation from NRW.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre

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Telephone: 01633 851385

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From: Spence Gadsby <spence_gadsby@hotmail.com>

Sent: 02 April 2025 08:03

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Subject: Re: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Jacob,

I have been speaking to the drainage team and they have proposed a BAX BioDisc treatment plant discharging into the water course as the best option. I have applied for an exemption permit from NRW to discharge to water course but these normally take a while to come through, however I assume they will be consulted on this system from your end as well.

Speak soon.

Spence Gadsby
Skerryvore Designs Ltd.
07427657573

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 18 March 2025 11:14

To: Spence Gadsby <spence_gadsby@hotmail.com>

Subject: RE: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Spence,

Thanks for this.

I have gone through the drainage circular and I have to request additional information in line with its requirements to ensure the method of private sewerage is appropriate.

I have attached the document for ease: [planning-requirements-for-private-sewerage-in-new-development-wgc-0082018.pdf](#) Section 2.6 provides guidance on the content of the additional information required.

Also, please refer to Section 2.5 which provides guidance on why a Package Treatment Plant may have been discounted in your assessment.

Could you provide an indicative deadline to submit the information please? I suggest the 1st April but please confirm.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
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From: Spence Gadsby <spence_gadsby@hotmail.com>
Sent: 13 March 2025 11:56
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: Re: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Jacob,

Yes the existing house is connected to a septic tank so the plan is to continue using that one the existing house is disconnected from it. Let me know if you need any further clarification on this.

Thanks.

Spence Gadsby
Skerryvore Designs Ltd.
07427657573

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 13 March 2025 11:43
To: spence_gadsby@hotmail.com <spence_gadsby@hotmail.com>
Subject: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Spence,

I note the application form states you plan to use a septic tank.

I can't see any information in the file regarding foul drainage (apologies if I have missed this).

Also, there appears to be no information referring to the drainage circular.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
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