

Newport County Council  
Civic Centre  
Newport  
NP20 4UR

**Date: 14/11/2025**  
**Our Ref: PLA0091039**  
**Your Ref: 25/0890**

Dear Sir/Madam

**Grid Ref: ST307912 330737 191229**  
**Site: 10 Japonica Close, Newport**  
**Development: Change Of Use To Residential, Erection Of Fencing**

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 site is crossed by a public sewers with their approximate positions being marked on the attached statutory public sewer 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 drawing reference SD1131-04, it appears the proposed development would be situated outside the protection zone of the public sewers measured 3 metres either side of the centreline and therefore acceptable in principle. 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 assets crossing the proposed development site.

Notwithstanding this, given the protection zone is located within the site boundary, it is still recommended that the developer contact our Plan and Protect team ([PlanandProtect@dwrwymru.com](mailto:PlanandProtect@dwrwymru.com)) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

Notwithstanding this, 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 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](mailto:developer.services@dwrwymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Phillip Little**  
**Development Planning Officer**  
**Developer Services**

