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**From:** NCC - Planning  
**Sent:** 04 September 2023 07:18  
**To:** Cooke, Jacob (Senior Planning Officer)  
**Subject:** FW: Re.PLA0074789. Notification  
**Attachments:** PLA0074789.doc; PLA0074789 Water Main Plan.pdf; PLA0074789 Easement.docx

-----Original Message-----  
From: donotreply@dwrcymru.com <donotreply@dwrcymru.com>  
Sent: Friday, September 1, 2023 4:39 PM  
To: NCC - Planning <Planning@newport.gov.uk>  
Cc: BPMCopies@dwrcymru.com  
Subject: Re.PLA0074789. Notification

Dear Customer,

Please find attached important information relating to your application.

Should you wish to contact us for any reason, you must use the contact information shown on the attachment(s).

Please do not reply directly to this message.

Best regards,

Developer Services  
Dwr Cymru Welsh Water

\_\_\_\_\_ Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.dwrcymru.com%2Fwaterefficiency&data=05%7C01%7CJacob.Cooke%40newport.gov.uk%7C625e32c328ab4314b6c508dbad0ea0a3%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638294051602149820%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=rDU4usbHHIFaN%2BdQUhw9pc7e%2B08SOp6NpskNx3qOTA%3D&reserved=0> to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.dwrcymru.com%2Fwaterefficiency&data=05%7C01%7CJacob.Cooke%40newport.gov.uk%7C625e32c328ab4314b6c508dbad0ea0a3%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638294051602306049%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=xNM1NOQCcpbLDM4qaCMF%2B4zp9X6krmugCYGLjURK1yc%3D&reserved=0>

\*\*\*\*\* This email and any file attached is confidential. If you are not a named recipient or believe you may have received this email in error please delete from your system and promptly inform the sender. Dwr Cymru Cyf (trading as Welsh Water) is a company registered in England and Wales, number 02366777, registered office Linea, Fortran Road, St Mellons, Cardiff CF3 0LT. Mae'r neges e-bost yma ac unrhyw ffeil sydd ynghlwm wrthi'n gyfrinachol. Os nad chi yw'r derbynnydd a enwir, neu os ydych chi'n credu eich bod wedi derbyn y neges yma ar gam, dylech ei dileu o'ch system ar unwaith a hysbysu'r anfonwr. Cwmni sydd wedi ei gofrestru yng Nghymru yw Dŵr Cymru Cyf (yn masnachu fel Dŵr Cymru), ei

rif cofrestredig yw 02366777, ,, ac mae ei swyddfa gofrestrdig yn Linea, Heol Fortran, Lloneirwg, Caerdydd, CF3 0LT.

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Newport County Council  
Civic Centre  
Newport  
NP20 4UR

**Date: 01/09/2023**  
**Our Ref: PLA0074789**  
**Your Ref: 23/0703**

Dear Sir/Madam,

**Grid Ref: ST315863 331608 186313**

**Site: West Of England Hotel 42 Mill Parade Newport**

**Development: Conversion Of The Upper Floors Of Existing Hotel To Create 10no. Residential Apartments And Associated External And Internal Works**

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

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **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.

### **Advisory Notes**

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrwymru.com](http://www.dwrwymru.com)

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.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency

### **SEWAGE TREATMENT**

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

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**



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,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.



Dŵr Cymru  
Welsh Water

PLA0074789 Water Main Plan



**LEGEND**

	Sluice valve		Stop tap
	Pressure reducing valve		Water Treatment Works
	Meter		Water Pumping Station
	Bulk meter		Existing main
	Hydrant		Non-operational main
	Cap end		Raw Water
	Air valve	NB: Water main symbol colour indicates the type.	
		LIGHT BLUE	- Trunk
		DARK BLUE	- Distribution
		YELLOW	- Raw Water

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cŵr (Welsh Water) (the Company) issues this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranted as to its correctness in the event of excavations or other works made in the vicinity of the Company's apparatus. The error of locating apparatus makes carrying out any excavations made entirely on one's own. The information is supplied by the Company as shown in accordance with statutory requirements of sections 103 and 109 of the Water Industry Act 1989 which is based upon the best of information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the whereabouts of water main, service pipes, sewer, lateral drain or disposal main and any other underground apparatus laid before 1 September 1989, or if they do, the information is not necessarily accurate and may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's liability is compressed for any damages to be approved.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

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Map Ref: 331619,186304  
Map scale: 1:450  
Printed by: Jeremy Hackman  
Printed on: 01 Sep 2023



**PLA0074789**

**Conditions For Development Near Water Mains**

Location: **: West Of England Hotel 42 Mill Parade Newport**

Date: 01.09.2023

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance of **3.85 meters** from either side of the centre line of the Water Main. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.