

Newport County Council  
Civic Centre  
Newport  
NP20 4UR

**Date: 04/09/2025**  
**Our Ref: PLA0089564**  
**Your Ref: 25/0375**

Dear Sir/Madam,

**Grid Ref: ST308868 330923 186933**

**Site: Land Formerly Known As Whitehead Works, Mendalgief Road, Newport**

**Development: Erection Of A 66no. Bedroom Care Home (Use Class C2) For Older People With Associated Access, Parking, Landscaping And Ancillary Buildings**

In respect of the aforementioned planning application, we can confirm that Dwr Cymru Welsh Water have been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. We note that our consultation response (Ref: PPA0009508) has been acknowledged and included at Appendix 7 of the accompanying Pre-Application Consultation (PAC) Report, prepared by LNT Care Developments.

Firstly, with respect to the submitted application form and accompanying 'Surface Water Drainage Strategy' and 'Foul Water Drainage Strategy' (Drawing No. 6375-JPG-ZZ-ZZ-DR-D-1400 & 1401), we acknowledge that the development proposes to discharge foul and surface water flows to a public foul water sewer and private surface water sewer respectively. The proposed development site is located in the catchment of a public sewerage system which drains to Nash 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'. In this instance, we offer no objection to proposals for disposal of surface water flows into a private surface water sewer, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

In addition, this site is crossed by public distribution watermain and meter complexes with their 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 'Proposed Site Plan' (Drawing No. NP20 2NW A-03), it appears the proposed development would be situated directly above the assets, which has a protection zone measured 3.85 metres either side of the centreline. 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.

In this instance, it appears there is sufficient space and scope to re-position the development outside the protection zone of the asset. Therefore, it is strongly recommended that the 'Proposed Site Plan' is amended to take into account the location of the assets 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@dwrcymru.com](mailto:PlanandProtect@dwrcymru.com)) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

In addition, the water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection and can be secured by a suitably worded planning condition.

However, for the reasons outlined above, we offer a **Holding Objection** until such time as amended plans have 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@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Phil Little**  
**Development Planning Officer**  
**Developer Services**



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We welcome correspondence in  
Welsh and English

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