

Newport County Council
Civic Centre
NEWPORT
NP20 4UR

Date: 07/04/2026
Our Ref: PLA0094284
Your Ref: 26/0068

Dear Sir/Madam,

Grid Ref: ST296882 329643 188224

Site: Land Adjacent To 18 Ridgeway Hill, Newport

Development: Reconsultation - PROPOSED ERECTION OF 2NO BUNGALOWS WITH ASSOCIATED ON SITE PARKING AND GARDENS.

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 note this is a reconsultation following our previous response issued under PLA0093222 dated 11.02.2026 where we requested a no surface water condition to be included in any subsequent grant of planning consent due to the following reason;

"Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. However, in this instance, we would advise that there is no agreement to communicate surface water flows into the public surface water sewer. Accordingly, as a material consideration within the planning process and notwithstanding the submitted application form, we recommend a condition that specifies no surface water flows shall communicate directly or indirectly to the public sewerage system. Please note, in the absence of an acceptable surface water strategy, we specifically request that the accompanying Proposed Drainage Strategy for Planning (CSK 14 Rev D) does not form part of any approved plans condition or otherwise we request we are re-consulted on receipt of an amended drainage report / drawing the shows the surface water hierarchy has been fully explored."

We acknowledge that an updated SAB report and drawing have been submitted that show surface water to discharge to the public sewerage network. However, the submitted SAB report states that infiltration is yet to be carried out. Therefore, our previous comments remain and we request that submitted drawing CSK 14 Rev E) does not form part of any approved plans condition.

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Bridget Jones
Lead 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.