

Newport County Council
Civic Centre
NEWPORT
NP20 4UR

Date: 17/10/2025
Our Ref: PLA0090345
Your Ref: 25/0488

Dear Sir/Madam,

Grid Ref: ST326835 332956 183595

Site: Land At Uskmouth Power Station, West Nash Road, Newport

Development: S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 23/0835

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

Having reviewed the additional information submitted for this S73 application to vary condition 1, it is unlikely water supply system in the immediate vicinity has sufficient capacity to serve the development at the proposed rate of 13.7 l/s and will also cause detriment to existing customers' water supply. The provisions of Section 45 of the Water industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement works by way of planning condition at planning application stage.

We would therefore request that if you are minded to grant Planning Consent for the above development that the Condition below is included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

No premise shall be brought into use until a potable water scheme to serve the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply system can suitably accommodate the proposed development. If necessary, a scheme to reinforce the existing public water supply system in order to accommodate the development shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Reason: To ensure the development is served by a suitable potable water supply.

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,

Phillip Little
Development Planning Officer
Developer Services



Welsh Water is owned by Glas Cymru – a ‘not-for-profit’ company.
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We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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