

Newport City Council
Civic Centre
Newport
NP20 4UR

Date: 18th August 2026

Our Ref: 1001639

Your Ref: 26/0562.

Grid Ref: 323153,184356

Site: Rudry Road Newport, Cardiff, Cardiff, CF3 6LP

Development: Erection of Lean-to Barn

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 sewer with the approximate position 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 the Proposed Site Layout, it appears the proposed development would be situated over the public asset measured 3 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 asset 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. Or divert the asset under S185 of the Water Industry Act 1991. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset and establish their relationship to the proposed development and discuss options to progress

Accordingly, for the reasons outlined above, we offer a **Holding Objection** until such time as additional/amended information has 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. Please quote our reference number in all communications and correspondence.

Yours sincerely,

Developer Services

Dŵr Cymru Welsh Water