

Newport County Council
Civic Centre
NEWPORT
NP20 4UR

Date: 01/05/2026
Our Ref: PLA0094755
Your Ref: 26/0270

Dear Sir/Madam,

Grid Ref: ST271870 327213 187033

Site: Land To Rear Of 25, Fort View, Newport

Development: CONSTRUCTION OF ONE BEDROOM BUNGALOW ON PARCEL

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

ASSET PROTECTION

After reviewing the submitted information we advise that the proposed development site is crossed by a 150mm public sewer with the approximate positions 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.

However, having regard to the submitted drawings it is unclear whether there will be any development situated within the required protection zone of the public sewer measured 3m either side of the pipe's centrelines. In the first instance, it is recommended that the developer carry out a survey to ascertain the location and depth of this sewer and establish its relationship to the proposed development and an updated drawing is submitted showing the sewer crossing and the relationship with the proposed development. We kindly request the applicant contact our Plan and Protect team at developer.services@dwrcymru.com or 0800 917 2562 to discuss the proposed crossings further.

Therefore, for the reasons set out above, we offer a **HOLDING OBJECTION** and welcome further dialogue with the applicant.

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
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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