

Newport City Council
Civic Centre
Newport
NP20 4UR

Date: 15th September 2026
Our Ref: 1002787
Your Ref: 26/0650

Grid Ref: 334223,187841

Site: Land Between 75 And 79 Aberthaw Road Newport, Newport, NP19 9QQ

Development: CONSTRUCTION OF A SINGLE DWELLING WITH OFF ROAD PARKING SPACE

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

The proposed development site is crossed by 150mm public combined sewers. Please see copy of indicative public sewer record attached. No operational development is to take place or SuDS features installed within 3 metres either side of the centreline of the sewer. We request that prior to commencing any operational development the location of these assets are determined. It seems the applicant proposes to divert these assets.

We advise that the applicant will need to submit an application under S185 of The Water industry Act 1991 where the proposal will be reviewed and feasibility assessed.

Sewerage

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

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'. In this instance, we offer no objection to proposals for disposal of surface water flows into a soakaway, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions** and **Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

No development shall take place until a scheme to divert the public sewers crossing the site has been submitted to and approved in writing by the Local Planning Authority. The scheme 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 that the proposed development does not affect the integrity of the public sewerage system in the interests of public health and safety.*

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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