

Newport County Council
Civic Centre
NEWPORT
NP20 4UR

Date: 12/08/2025
Our Ref: PLA0089157
Your Ref: 25/0577

Dear Sir/Madam

Grid Ref: ST303915 330334 191567

Site: 32A Wavell Drive, Newport

Development: Single storey side store/garage extension with front canopy and conversion of garage

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 pressurised sewer with the approximate position being marked on the attached statutory public sewer. 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 submitted proposed plans & elevations, it appears the proposed development would be situated within the protection zone of the public asset measured 3.6 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 the position of our asset will restrict the development to such an extent as to render it impractical. As such there will be undue risk to the development, the health and safety of its occupants, the health and safety of the operatives responsible to effect repairs as well as undue risk of pollution and detriment to the environment.

Accordingly, for the reasons outlined above, we **OBJECT** and respectfully request this application is refused.

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.
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
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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