

Newport County
Civic Centre
NEWPORT
NP20 4UR

Date: 11/06/2026
Our Ref: PLA0095603
Your Ref: 26/0392

Dear Sir/ Madam,

Grid Ref: ST307858 330777 185946

Site: Unit 3, 28 East Retail Park, Newport

Development: NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 24/0066

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

It does not appear that Dwr Cymru Welsh Water were consulted on the original application (Ref: 24/0066). Notwithstanding the opportunity to comment on the original application, we would advise that the proposed development site is crossed by a public distribution watermain with the approximate position being marked on the attached statutory public watermain 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 previously approved 'Proposed Site Plan' (Drawing No.1111) and the latest 'Proposed Site Plan' (Drawing No. (90)04)), there appears to be a 'Proposed Plant Area' directly above the watermain, which has a protection zone measured 4 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. Therefore, notwithstanding the original planning permission, it is strongly recommended that the proposed plans are amended to take into account the location of the asset crossing the site and we respectfully request we are re-consulted on receipt of this information. 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. 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 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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