



LNT Care Developments recently submitted a Planning Application to Newport City Council, seeking permission for the Erection of a 66 no. Bedroom Care Home (Use Class C2) For Older People With Associated Access, Parking, Landscaping And Ancillary Buildings on land to the west of Mendalgief Road, Newport, NP20 2NW. The Newport City Council Planning Application reference is 25/0375.

As a Statutory Consultee, Welsh Water (Developer Services) were consulted on the Application and formally responded with a Holding Objection – Welsh Water ref. PLA0089564, attached (dated 4 Sept. 2025).

This Holding Objection comprises two key elements:

- 1. The proximity of the proposed Care Home building to existing (but now redundant) Welsh Water assets, located within the application site boundary “Having regard to the ‘Proposed Site Plan’ (Drawing No. NP20 2NW A-03), it appears the proposed development would be situated directly above the assets, which has a protection zone measured 3.85 metres either side of the centreline.”**
- 2. “In addition, the water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers’ water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection and can be secured by a suitably worded planning condition.”**

#### **Item 1 - Proximity**

In respect of item 1, LNT has consulted extensively with Welsh Water and, with their agreement, undertook on-site investigation works on Friday 31<sup>st</sup> October 2025, comprising excavation and trial pitting to expose the existing Welsh Water below-ground apparatus. Photographic evidence of these investigation works was completed, along with surveyed trial pit records to pinpoint the exact location of the Welsh Water assets, using GPS survey methods. The investigatory work was undertaken under the supervision of Welsh Water Engineers who were present to offer their full knowledge and guidance.

The results of the investigatory work were utilised to accurately plot the location of the existing Welsh Water assets onto a digital CAD base model, allowing engineers to determine the measured distance between these assets and the façade of the proposed Care Home building, as shown on drawing no. NP20 2NW I-02-A (attached).

The excavation and investigatory work conclusively proved that the development proposals do not encroach within the 3.85m protection zone, and a suitable standoff distance can therefore be achieved.

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The findings were issued to Welsh Water representatives on 6<sup>th</sup> November 2025 with a request to reconsider the earlier objection and formally withdraw the first element of their Holding Objection.

LNT has endeavoured to engage with Welsh Water on several occasions in an attempt to confirm that the first part of the Holding Objection can be withdrawn. We have been provided with email confirmation evidence (see John Gregory's email of 21 Nov. attached) which indicates that Welsh Water are happy for this first element to be withdrawn, albeit, to date, a formal withdrawal of the objection hasn't been received.

### **Item 2 – Hydraulic Modelling Assessment (HMA) / Clean Water Capacity**

LNT has formally commissioned Welsh Water to carry out a Hydraulic Modelling Assessment (HMA) of the local clean water network. The purpose of this assessment is to establish whether the additional demand generated by the proposed Care Home could adversely affect the current service levels experienced by existing network users and Welsh Water customers.

Following receipt of Welsh Water's formal Scope and Fee Proposal, LNT paid the full assessment fee (£7,039.13 including VAT) to Welsh Water on Friday 24<sup>th</sup> October 2025. Since making this payment, LNT has been actively trying to engage with Welsh Water to clarify the expected programme and timescales for completing the modelling exercise.

An early email from Welsh Water (Sion Jones, dated 20<sup>th</sup> October 2025) indicated an estimated turnaround time of approximately 3-4 months, although this was caveated as being dependent on the current workload of the modelling team.

Despite LNT's continued attempts to obtain a more precise timeline, no further update has been provided by Welsh Water (as of 25 November). Welsh Water has previously advised that **there are no statutory timescales** governing this type of assessment and that the programme will set out the anticipated timeframe for each stage, which they will aim to meet.

Given the above, it remains challenging to confirm a definitive completion date for the HMA. However, LNT can confirm that the assessment fee has been paid in full, and we continue to liaise with Welsh Water for both updated timescales and the eventual findings of the Study.

**Chris Brady – Infrastructure Delivery Manager**  
**26<sup>th</sup> November 2025**

Newport County Council  
Civic Centre  
Newport  
NP20 4UR

**Date: 04/09/2025**  
**Our Ref: PLA0089564**  
**Your Ref: 25/0375**

Dear Sir/Madam,

**Grid Ref: ST308868 330923 186933**

**Site: Land Formerly Known As Whitehead Works, Mendalgief Road, Newport**

**Development: Erection Of A 66no. Bedroom Care Home (Use Class C2) For Older People With Associated Access, Parking, Landscaping And Ancillary Buildings**

In respect of the aforementioned planning application, we can confirm that Dwr Cymru Welsh Water have been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. We note that our consultation response (Ref: PPA0009508) has been acknowledged and included at Appendix 7 of the accompanying Pre-Application Consultation (PAC) Report, prepared by LNT Care Developments.

Firstly, with respect to the submitted application form and accompanying 'Surface Water Drainage Strategy' and 'Foul Water Drainage Strategy' (Drawing No. 6375-JPG-ZZ-ZZ-DR-D-1400 & 1401), we acknowledge that the development proposes to discharge foul and surface water flows to a public foul water sewer and private surface water sewer respectively. The proposed development site is located in the catchment of a public sewerage system which drains to Nash Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, 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 private surface water sewer, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

In addition, this site is crossed by public distribution watermain and meter complexes with their 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 'Proposed Site Plan' (Drawing No. NP20 2NW A-03), it appears the proposed development would be situated directly above the assets, which has a protection zone measured 3.85 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 assets 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, it is strongly recommended that the 'Proposed Site Plan' is amended to take into account the location of the assets 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](mailto:PlanandProtect@dwrcymru.com)) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

In addition, the water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection and can be secured by a suitably worded planning condition.

However, for the reasons outlined above, we offer a **Holding Objection** until such time as amended plans have 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](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Phil Little**  
**Development Planning Officer**  
**Developer Services**



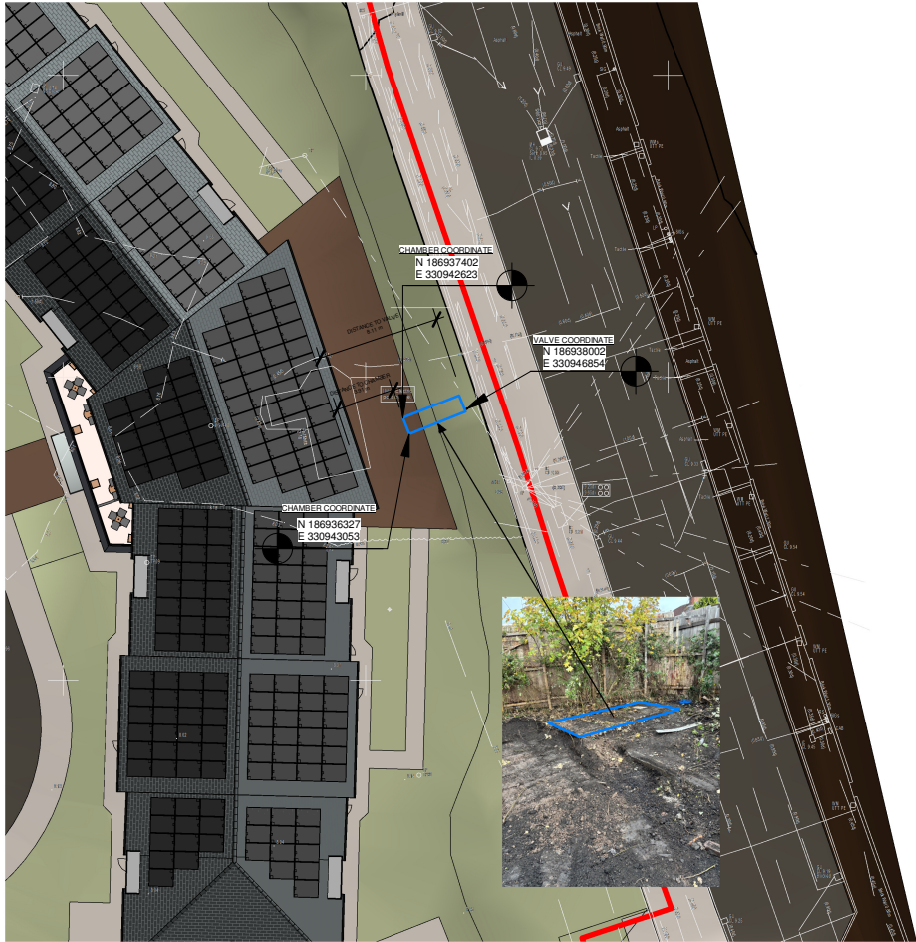
Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.



# WELSH WATER VALVE LOCATION

1 : 500

|           |            |                        |       |
|-----------|------------|------------------------|-------|
| A         | 05/11/2025 | CHAMBER LOCATION ADDED | L-JL  |
| REV       | DATE       | DETAILS OF AMENDMENTS  | DRAWN |
| REVISIONS |            |                        |       |

**LNT** Construction

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|                                                         |         |          |                     |
|---------------------------------------------------------|---------|----------|---------------------|
| CLIENT<br>LNT CARE DEVELOPMENTS                         |         |          |                     |
| SITE<br>LAND OFF MENDALGIEF ROAD<br>NEWPORT<br>NP20 2NW |         |          |                     |
| TITLE<br>WELSH WATER LIVE VALVE<br>LOCATION             |         |          |                     |
| SCALE @A3                                               | 1 : 500 | DATE     | 05/11/2025 21:28:38 |
| DRAWN                                                   | L-JL    | DWVG NO. | NP20 2NW I-02-A     |
| DRAWING STATUS                                          |         |          |                     |
| FOR INFORMATION ONLY                                    |         |          |                     |
| CHECKED BY                                              |         | DATE     |                     |
| APPROVED BY                                             |         | DATE     |                     |

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**FW: NP20 2NW Royal Victoria Court, Mendalgief Road, Newport - Welsh Water Assets**

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**From** John Gregory <John.Gregory3@dwrcymru.com>  
**Date** Fri 21/11/2025 08:52  
**To** Chris Brady <chris.brady@Intconstruction.co.uk>

 1 attachment (2 MB)  
NP20 2NW - I-02-A - WELSH WATER VALVE LOCATION.pdf;

Morning Chris, have you had any contact off Phil as per my email below to remove the holding objection and off Sion.

Regards,  
John

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**From:** Sion Jones <Sion.Jones@dwrcymru.com>  
**Sent:** 18 November 2025 11:34  
**To:** John Gregory <John.Gregory3@dwrcymru.com>; Phillip Little <Phillip.Little@dwrcymru.com>  
**Cc:** Daniel Lawrence <Daniel.Lawrence2@dwrcymru.com>; Mark Heath <Mark.Heath@dwrcymru.com>  
**Subject:** RE: NP20 2NW Royal Victoria Court, Mendalgief Road, Newport - Welsh Water Assets

Thanks John, that's really useful.

Phil, are you happy to contact Chris Brady to advise and update our response with the holding objection removed and the Clean HMA (potable water scheme) condition included please?

Regards,

Siôn



**Siôn Jones**

Development Growth and Strategy Manager | Developer Services  
Dŵr Cymru Welsh Water

 W: [dwrcymru.com](http://dwrcymru.com)  
 E: [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)  
 T: 0800 917 2652 | M: 07770856624  
 A: PO Box 3146, Cardiff, CF30 0EH



Before you print please think about the **ENVIRONMENT**

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**From:** John Gregory <[John.Gregory3@dwrcymru.com](mailto:John.Gregory3@dwrcymru.com)>  
**Sent:** 18 November 2025 10:16  
**To:** Sion Jones <[Sion.Jones@dwrcymru.com](mailto:Sion.Jones@dwrcymru.com)>; Phillip Little <[Phillip.Little@dwrcymru.com](mailto:Phillip.Little@dwrcymru.com)>  
**Cc:** Daniel Lawrence <[Daniel.Lawrence2@dwrcymru.com](mailto:Daniel.Lawrence2@dwrcymru.com)>; Mark Heath <[Mark.Heath@dwrcymru.com](mailto:Mark.Heath@dwrcymru.com)>  
**Subject:** FW: NP20 2NW Royal Victoria Court, Mendalgief Road, Newport - Welsh Water Assets

Hi both, apologies for the late response regarding the findings based on the trial pits undertaken.

I can confirm as per the information provided off Chris. Confirming the existing 6" water main has been isolated at the new valving just inside the existing hoarding. Confirming the 6" water main has been de-commissioned on site and has no impact to the proposed lay out for the new building or any impact to the proposed footways/roads.

I will also discuss with Ian and Jo from Ops the findings.

Albeit we are awaiting the HMA results with the possibility this could be the point of connection to provide the water & sprinkler system feed to the proposed new building of which DS will provide costs etc.

On this basis, I would propose to remove the holding objection and just leave the HMA as the outstanding issue.

If you require any further information, please give me a ring.

Regards,  
John

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**From:** Sion Jones <[Sion.Jones@dwrcymru.com](mailto:Sion.Jones@dwrcymru.com)>  
**Sent:** 06 November 2025 08:07  
**To:** Phillip Little <[Phillip.Little@dwrcymru.com](mailto:Phillip.Little@dwrcymru.com)>  
**Cc:** John Gregory <[John.Gregory3@dwrcymru.com](mailto:John.Gregory3@dwrcymru.com)>; Daniel Lawrence <[Daniel.Lawrence2@dwrcymru.com](mailto:Daniel.Lawrence2@dwrcymru.com)>; Cerianne Paul <[Cerianne.Paul@dwrcymru.com](mailto:Cerianne.Paul@dwrcymru.com)>  
**Subject:** FW: NP20 2NW Royal Victoria Court, Mendalgief Road, Newport - Welsh Water Assets

Hi Phil,

See below from the developers of Mendalgief Road, Newport. If you're happy to liaise with [@John Gregory](#) and [@Daniel Lawrence](#) regarding the findings within the attached and confirm to LNT Construction if we're happy to withdraw the holding objection please.

Thanks,

Siôn



**Siôn Jones**

Development Growth and Strategy Manager | Developer Services  
Dŵr Cymru Welsh Water



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Before you print please think about the **ENVIRONMENT**

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**From:** Chris Brady <[chris.brady@Intconstruction.co.uk](mailto:chris.brady@Intconstruction.co.uk)>  
**Sent:** 06 November 2025 08:03  
**To:** John Gregory <[John.Gregory3@dwrcymru.com](mailto:John.Gregory3@dwrcymru.com)>; Cerianne Paul <[Cerianne.Paul@dwrcymru.com](mailto:Cerianne.Paul@dwrcymru.com)>; Daniel Lawrence <[Daniel.Lawrence2@dwrcymru.com](mailto:Daniel.Lawrence2@dwrcymru.com)>; Sion Jones <[Sion.Jones@dwrcymru.com](mailto:Sion.Jones@dwrcymru.com)>  
**Cc:** Gary Little <[Gary.Little@Intcaredevelopments.co.uk](mailto:Gary.Little@Intcaredevelopments.co.uk)>; Claire Howes <[Claire.Howes@Intcaredevelopments.co.uk](mailto:Claire.Howes@Intcaredevelopments.co.uk)>  
**Subject:** NP20 2NW Royal Victoria Court, Mendalgief Road, Newport - Welsh Water Assets

\*\*\*\*\* External Mail \*\*\*\*\*

John et al,

As you know, we completed our on-Site investigations last Friday and have produced the attached drawing showing the location of your live valve (just inside our Site hoarding) and downstream redundant chamber, based on co-ordinates recorded from our Site Team on the day.

What this proves is that the closest part of the chamber is 3.91m away from our building facade, thus does not contravene the encroachment distance stated in the Welsh Water holding objection to the Planning Application (nothing to be within 3.85m of the Welsh Water assets).

On this basis, are Welsh Water able to remove this part of the holding objection and just leave the HMA as the outstanding issue.

We are minded submitting this to the LPA to Discharge the first part of the Welsh Water holding objection - but before doing so, would be keen to know that Welsh Water would subsequently confirm its removal of this element of the objection?

Regards,

Chris

**Chris Brady CEng. MICE**  
**Infrastructure Delivery Manager**

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T 07355 626401  
E [chris.brady@Intconstruction.co.uk](mailto:chris.brady@Intconstruction.co.uk)



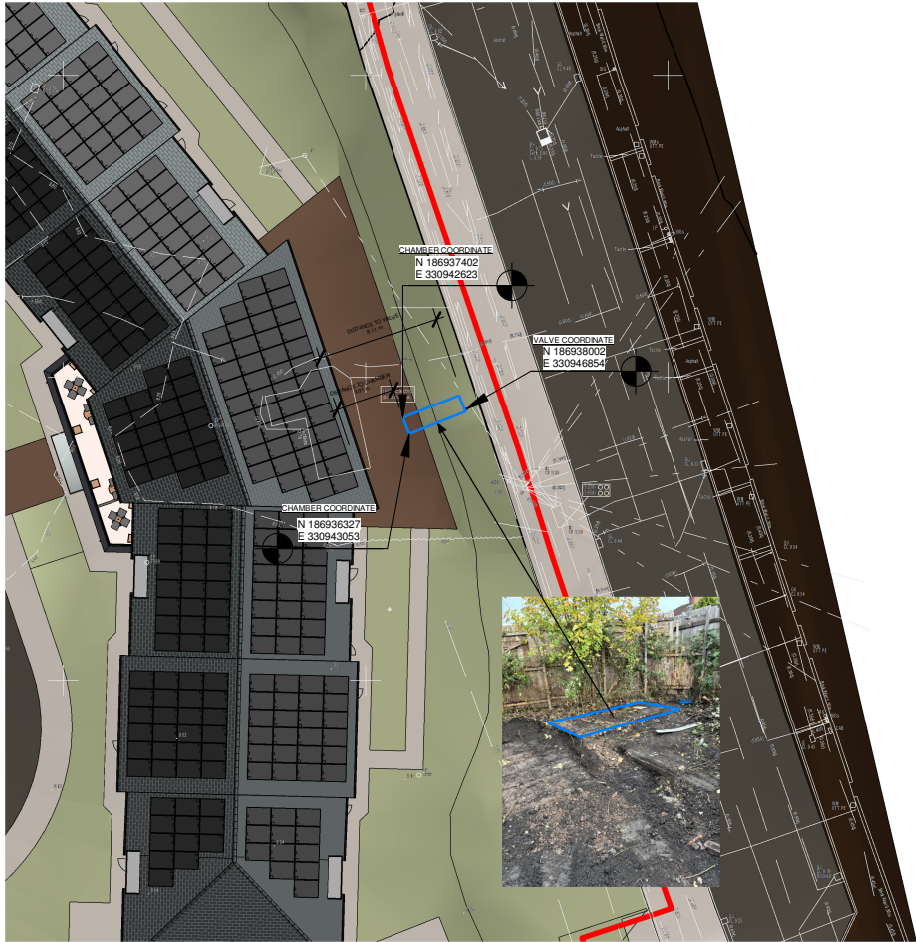


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|        |                       |
|--------|-----------------------|
| CLIENT | LNT CARE DEVELOPMENTS |
|--------|-----------------------|

|      |                                                 |
|------|-------------------------------------------------|
| SITE | LAND OFF MENDALGIEF ROAD<br>NEWPORT<br>NP20 2NW |
|------|-------------------------------------------------|

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