

Newport County Council
Civic Centre
NEWPORT
NP20 4UR

Date: 04/06/2026
Our Ref: PLA0095654
Your Ref: 26/0359

Dear Sir/Madam,

Grid Ref: ST411906 341188 190707

Site: The Grove, Bowdens Lane, Penhow, Newport

Development: REPLACEMENT OF AN EXISTING OUTBUILDING WITH A SINGLE UNIT FOR TOURIST ACCOMMODATION AND ASSOCIATED WORKS INCLUDING IMPROVEMENTS TO ACCESS ALONG BOWDENS LANE BY RELOCATING THE EXISTING GATEWAY AND GARAGE (PART RETROSPECTIVE).

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 application is located in an unsewered area and since the proposal intends on utilising an alternative to mains drainage, we would advise that the applicant seek advice from Natural Resources Wales and the Building Regulations Authority as both are responsible to regulate alternative methods of drainage.

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