

Delegated Decision Report

Application No:	25/0726	Statutory Period Expires:	21st November 2025
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Site:	<i>Pure Vida Hub Church Street Caerleon Newport NP18 1AW</i>		
Proposal:	<i>CHANGE OF USE TO A2 (FINANCIAL AND PROFESSIONAL SERVICES)</i>		
Applicant:	<i>Downs</i>		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The building is a former chapel situated in Church Street in Caerleon village. It is within the Caerleon Conservation area and an archaeologically sensitive area. The building occupies a limited curtilage with a low wall and railings to the site frontage to be retained. It has an internal floorspace area of 160m².

3. DESCRIPTION OF DEVELOPMENT

3.1 The building is currently in use as a wellness hub with planning permission being granted for an extension and other external works to facilitate the permitted change to a children's day nursery in 2013. It is unclear when the children's nursery ceased operations at the premises.

3.2 The proposed use is A2 (Financial and Professional Services). This can include such uses as banks, financial services etc. The signage indicated on the proposed elevations, which is also subject to a separate Advertisement Consent application, refers to an estate agents. No physical alterations are proposed, and the existing internal configuration would be retained with the proposed floor plans showing an open plan office to the centre of the building and smaller offices off of this, a kitchen, toilets, storeroom and staff room at ground floor with further offices and a store at first floor.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
13/1158	DEMOLITION OF REAR EXTENSION AND ERECTION OF CANOPY ROOF AT REAR OVER PART OF EXISTING YARD, ERECTION OF REAR EXTENSION, FORECOURT ALTERATIONS, EXTERNAL ALTERATIONS TO BUILDING, ALTERATIONS TO PORCH AND INTERNAL WORKS ASSOCIATED WITH USE OF BUILDING AS CHILDRENS DAY NURSERY	GRANTED WITH CONDITIONS	12.12.2013
13/1159	CONSERVATION AREA CONSENT FOR DEMOLITION OF FRONT BOUNDARY ENCLOSURE TO FORECOURT AND REAR EXTENSION	GRANTED	19.12.2013

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy CE6 Archaeology states that proposals in areas known to have archaeological interest or potentially have archaeological interest will be required to undertake an archaeological impact assessment.

Policy CE7 Conservation Areas sets out the criteria that development proposals within or adjacent to the conservation area must comply with in order to preserve or enhance the conservation area.

Policy R8 Small Scale Retail Proposals states new small scale retail proposals outside of the city and district centres will only be permitted when new residential development would be served or the proposals would cater for under-provision; the proposal is of an appropriate scale; there's no adverse effects on viability of any defined centre; and there are no unacceptable effects on the local amenities or general character of the area.

Policy CF12 Protection of Existing Community Facilities resists the loss of existing community buildings unless alternative provision is made or it is demonstrated that the building is surplus to the needs of the community.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

ARCHAEOLOGY AND ARCHAEOLOGICALLY SENSITIVE AREAS
WILDLIFE AND DEVELOPMENT
PARKING STANDARDS
AIR QUALITY

6. CONSULTATION RESPONSES

- 6.1 Principal Heritage officer: No external alterations are proposed to the building beyond those to the signage; a matter for which I have provided comment under 25/0727.

I would note however that the front boundary gates and railings are not shown to either existing or proposed drawings (see Dwg. SD1126-05B). I assume these have been omitted for ease/clarity but wish to make clear that any loss of these features would be considered harmful.

Notwithstanding the above, the proposed change of use would not be considered to impact upon the character or appearance of the Caerleon Conservation Area.

- 6.2 Local Highways Authority: There appears to be a footway crossing associated with the site, which is redundant. This should be made level/good as it is prejudicial to those with disabilities and encourages footway parking as well.

The front gate allows access to the rear for cycle storage, but there is no information submitted in this respect. We would therefore suggest that cycle storage is secured by way of condition.

The proposed use is less onerous in terms of parking than the existing and therefore any parking impact is likely to be positive.

In summary there are no objections subject to the following conditions.

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme to permanently close off the existing vehicular access on to Church St has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To limit the number of access points to, and to maintain the proper construction of, the highway in the interests of road safety.

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

- 6.3 Dwr Cymru – Welsh Water: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage 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.

No surface water from any increase in the roof area of the building /or impermeable

surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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.

- 6.4 Heneb: Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows:

The proposed works are within the Conservation Area of Caerleon and Archaeologically Sensitive Area (ASA) of Newport. A section of wall was found at the site of the former Methodist Chapel. A review of the 1st – 3rd Edition (1883; 1901; 1920) historic Ordnance Survey maps show the footprint of the property. The proposal includes a change of use with internal alterations. The works are of small scale, and with our understanding of the historic environment, it is unlikely that significant archaeological features will be encountered or that existing features will be disturbed. Therefore, the potential impact is considered low.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

- 6.5 Waste Manager: No response.

- 6.6 Environmental Health: No response.

- 6.7 SAB Drainage: Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to visit [website](#) for further information, or contact the SAB team sab@newport.gov.uk for further discussions.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 15TH September 2025.

- 7.1 NEIGHBOURS: 11no objections received, summarised below:

-I am in opposition to this change as I understand it is for the repurposing of the property for multiple office spaces. Logistically these offices will be staffed by multiple employees, and those employees will require space to park, space that does not currently exist.

-The road, Church Street, as well as Backhall Street are already teeming with vehicles for those attending the school during pick up and drop off periods, Church events, entertainment via the Red Lion pub, and sporting events at the nearby sporting fields. It is already a great difficulty to find a spot to park in as a resident without adding what may be a dozen additional regular vehicles to that problem. The issue goes beyond convenience and is sure to affect property values as any prospective buyer will immediately notice how overwhelmed the area is by cars. The only way this could be put right is for the property to include off street parking which I doubt would be a feasible option, unless it is provided some way away from the building itself.

-My concerns regarding this application relate only to the parking issues that may be exacerbated by a number (unknown at present) of additional cars parked nearby for a whole working day. Residents of Backhall Street and Church Street already have to contend with difficulties in finding a parking space, meaning that it is frequently necessary to park some distance from their homes. This needs to be given serious consideration before the planning application is passed.

-It would be more beneficial to the area for residents to get permits and limit the parking opportunities for non-residents.

-This could result in reduced access for emergency and service vehicles, which is a safety concern, residents being unable to park near their homes, especially during peak business hours, increased traffic congestion, impacting both road safety and quality of life for those living on the street.

-While I support local business development in principle, I strongly believe that this location

is unsuitable without adequate provisions for off-street parking. I respectfully request that the Council carefully considers these impacts before making a decision on this application.

- I am increasingly concerned about this issue which could devalue our property.
- The street cannot cope already with people parking on pavements and across my driveway.
- To gain access to my house I have to pass this property and seldom find vehicles double parked outside this property which at the moment is empty.
- 2025 has been the worst year I have ever experienced for parking since moving here in 1989. It has also become increasingly dangerous as people are parking on pavements in Church street, (particularly during school drop off / pick up times) or drivers are parking without any consideration causing obstruction and difficulties in passing.

Parking for residents is a total nightmare- where are we supposed to park when even more spaces will be occupied throughout the day. We pay a lot to live here and feel pretty fed up with the school run or anyone else who fancies free parking.

7.2 COUNCILLORS HUGHES, BAKER WESTHEAD AND COCKS: Councillor Cocks requested a briefing on the proposals.

7.3 CAERLEON CIVIC SOCIETY: No response.

8. **ASSESSMENT**

8.1 **Principle of Development:**

Located within the urban boundary there is a presumption in favour of development in principle. The area has a mixed residential/commercial character. The site is not within the Caerleon District Centre and the proposal is for a change of use to A2 which is a use best located within a centre. However, given the lawful D1 use is also a use best located in-centre according to PPW, the proposals do not prejudice centres-first policies.

8.2 The proposals would result in the change of use of a building that has a lawful D1 use. Policy CF12 of the NLDP states that such changes of use from community facilities will only be permitted where alternative provision can be made, or it can be demonstrated that the existing provision is surplus to the needs of the community. The application is supported by information from a former owner relating to the closure of the former children's nursery and Wellness Centre which states that both businesses closed due to being commercially unviable. The writer states that the location of the premises away from the main one-way system results in limited natural footfall and passing trade which they state has been a consistent factor in the failure of both previous businesses and makes the property unsuitable for D1 uses that rely on community participation or customer visits. It is also stated that attempts to market the premises for D1 use has had limited interest and has been unsuccessful. This information is brief and lacks any professional active marketing evidence. It also appears to raise issues that would similarly impact an A2 use, although it is noted that A2 uses have an office based element less reliant upon passing trade perhaps.

8.3 The supporting information focusses on commercial shortcomings with the building's location as opposed to demonstrating that the provision is surplus to requirements. Nonetheless, the lack of interest in the premises for D1 use arising from marketing that the applicant has advised is the case does indicate that such uses are not in short supply, in accordance with the aspirations of the policy. Officer own observations are that there are numerous community uses within the local area such as a Caerleon town hall, a museum and several children's nurseries and the loss of the building as a community facility is unlikely to be detrimental to the needs of the community. The consultation exercise also raises no apparent issues in this regard with neighbour and community comments focussed on other matters. The building is an attractive former chapel which is currently vacant with the former use already having ceased and the re-use of the building has merit and is welcomed in principle. In this case, this consideration outweighs the lack of marketing evidence.

8.4 **Visual Amenity/ Character and Appearance;**

The proposals do not include physical alteration to the building and given the mixed character of the area and the existing commercial use of the building, the proposals are not considered to result in an adverse impact to the character of the area. Potential impact to the Conservation Area is discussed under paragraph 8.12. The proposed advertisements are subject to a separate Advert Consent application.

8.5 **Residential Amenity:**

As previously noted, the site is located in an area having a mixed commercial/residential character with residential dwellings in close proximity to the site including directly adjacent. The building has a lawful D1 use which is unrestricted. The property has previously been used as a church, a children's day nursery and is currently in use as a wellness centre. These uses did not represent a change of use and given the unrestricted nature of the D1 use, are permitted changes of use. Alternative uses could potentially include a library, health care services, education centres and any other use within a D1 use class. In terms of potential for any increased noise or disturbance to neighbouring residents, it is not considered that the proposed A2 use would result in a demonstrable increase to this. A2 uses are generally not noisy or attracting large numbers of people by their nature and the use has potential to reduce noise and disturbance to neighbouring occupants when compared with the existing use.

- 8.6 The existing D1 use is unrestricted in terms of opening hours. Opening hours for the proposed A2 use are proposed to be 9am to 5.30pm Monday to Saturday. Given the existing commercial use which is unrestricted in terms of opening hours, these hours are considered to be reasonable and the use of the premises beyond these hours (8am to 7pm Monday to Friday, 9am to 5pm on a Saturday and 9am to 4pm on a Sunday) is considered reasonable. To limit hours of use further than this would be considered unreasonable given that the proposed use is not considered to result in increased noise or disturbance to residents when compared with the existing use.

8.7 **Movement:**

The site does not benefit from any off-street parking provision, but given the lawful D1 use of the property, the existing parking demand must be given due weight when assessing whether the proposed use would result in an adverse parking impact. The Council's Highways officer confirms that the proposed use is less onerous in terms of parking than the existing and therefore any parking impact is likely to be positive.

- 8.8 Examining the Council's Parking SPG in greater detail, it specifies 1 commercial vehicle space and 1 space per 2 full time staff for day nurseries in Zone 3, or based on a fitness club, which is considered to be the closest relative to a wellness centre, the demand is 1 commercial vehicle space and 1 space per 2 facility users. The number of users is unknown but given the size and layout of the building which currently includes 4 treatment rooms and a café, at ground floor and a further café, studio and three treatment rooms at first floor, it is likely to be in excess of 10 people on average at any time and potentially many more. Ten users would equate to 5 spaces plus a commercial vehicle space. The demand for an A2 use in Zone 3 is specified as 1 space per 35m² for a building of this size. The building is 160m² which would equate to 5 spaces (160 divided by 35). As such it can be seen that the proposed use would not result in an increased demand for parking when assessed with the Council's Parking SPG. The site is sustainable, within walking distance of the district centre and bus routes that serve Caerleon.

- 8.9 Whilst objections have been received from neighbouring residents on the basis of parking, the objections refer to existing parking issues. The building has a lawful D1 use which is unrestricted in terms of opening hours or the number of users. These factors must be afforded significant weight in the decision-making process and whilst it is acknowledged that the proposal does not include any off street parking provision, when assessed in accordance with the Council's adopted guidance, it cannot be demonstrated that the proposed use would result in an increased demand for parking. Furthermore, the former use as a children's day nursery is likely to have resulted in high numbers of vehicles

arriving at peak times to drop off and collect children. In comparison to the proposed A2 use is likely to result in a staggering of vehicle movements throughout the day.

- 8.10 Objections have been received on the basis of property value. It should be noted that this is not a material planning consideration.

- 8.11 The plans have been updated during the course of the application in accordance with the Council's Highways officer's request for the provision of cycle storage which will help to encourage users to travel by sustainable means of travel. The cycle storage is to be located at the rear of the premises and can be secured by condition. Whilst the Highways officer has requested a condition to require the vehicle crossover to the front of the building to be permanently closed up. However, the cross over is outside of the site and such a condition could not be enforced and is not reasonable.

8.12 **Air Quality/ Soundscape:**

The site is located within an air quality buffer. The application is not supported by simple air quality assessment as required by the Council's Air Quality SPG. However, given that the proposed use is considered to result in fewer vehicle trips in accordance with the Council's Parking SPG when compared with the fall-back use, such an assessment is not considered justified in this instance and the proposals are not considered to result in a worsening in terms of air quality.

8.13 **Biodiversity:**

The proposals include biodiversity enhancement in the form of two raised planters to be sited to the rear of the property containing nectar-rich plants and also including a bee hotel, log bundle and bee bath. The proposed enhancement is considered to be proportionate to the proposals and can be secured by condition.

8.14 **Heritage:**

The site is located within a conservation area. As previously noted, no external alterations are proposed to the building and given the existing commercial use, the proposals are considered to preserve the character of the conservation area in accordance with The Historic Environment (Wales) Act 2023.

- 8.15 The Council's Heritage officer notes that the front boundary gates and railings are not shown to either existing or proposed drawings. The loss of these features would be considered harmful. The plans have since been updated to confirm these features are not proposed to be removed.

8.16 **Archaeology:**

The site is located within an archaeologically sensitive area. However, as no ground disturbing works are proposed, the proposals are not considered to result in an adverse impact in this regard and Henneb confirm no objections are offered.

8.17 **Waste:**

The proposals do not include details of waste storage. Waste storage is required for all forms of use of the building and the proposed use as an office/professional services establishment, will not give rise to material changes in waste compared to previous D1 uses of the building. The building benefits from a rear courtyard and small front enclosed space, both of which will accommodate necessary waste receptacles.

8.18 **Other Matters**

Whilst it is noted that Dwr Cymru – Welsh Water have requested conditions preventing any additional surface water run off, given that the proposals do not include any operational development this is not considered warranted.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The proposed use is not considered to result in an adverse impact to residential amenity or highway safety. The proposal will preserve the character and appearance of the Caerleon Conservation Area. This is in accordance with Policies SP9, GP2 and CE7 of the Newport Local Development Plan 2011-26 January 2015.

10.2 Biodiversity enhancements and cycle storage implementation and retention can be secured by condition.

10.3 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

Proposed first floor SD1126-05C,
Proposed elevations SD1126-04C,
Proposed ground floor plan SD1126-03B,
Block and location plan SD112600B.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre –first use conditions

02 Prior to the first use of the premises as hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and shall thereafter be permanently retained.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

03 No change of use as hereby approved shall commence until cycle parking has been provided in accordance with the approved details. The cycle parking shall thereafter be permanently retained.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport in accordance with Policy SP1 of the NLDP.

General conditions

04 The hours of use of the premises hereby approved shall only be between 08:00 hours and 19:00 hours Monday to Friday, 09:00 hours and 17:00 hours on Saturdays and 09:00 hours and 16:00 hours on a Sunday and public holidays. Outside of these times, the premises shall be closed to staff and customers.

Reason: In the interest of neighbouring amenity in accordance with Policy GP2 of the Newport Local Development Plan.

NOTE TO APPLICANT

01 This decision relates to plan Nos: SD1126-05C, SD1126-03C, SD1126-04C, SD1126-02, SD1126-02, SD1126-01, SD112600B, Parking Statement, email from Dean and Mary Berry dated 23/10/25.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, GP2, GP4, GP5, GP6, CE6 and CE7, R8 and CF12 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and

were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.