

Newport County Council
Civic Centre
Newport
NP20 4UR

Date: 01/05/2018
Our Ref: PLA0033913
Your Ref: 18/0293

Dear Sir

Grid Ref: ST3170489324 331704 189324

Site: Land south of Glan Usk Primary School Herbert Road, Newport

Development: Construction of 206 residential units, internal road network, parking, landscaping and associated works

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

SEWERAGE

It can be confirmed that the foul flows only from the proposed development can be accommodated within the public sewerage system.

Having previously been in extensive dialogue with the developer & having been consulted formally as part of the 2d pre-planning application process for this development, we were able to advise that we were satisfied with the proposed method of surface water discharge from the development site of which will discharge to the local watercourse (based on drawing number 001 Revision B within the drainage strategy).

We were also able to advise that the site is crossed by a number of large diameter sewers (as shown on the attached public sewer extract plan). It was requested that upon the submission of this planning application the drainage plans (001 Revision B & 002 FW Revision B) within the drainage strategy are amended to also show all existing public assets crossing the site (including the 2100mm sewer crossing the north of the site).

However, we subsequently note this drainage strategy and associated plans have not been submitted with this application and therefore request the developer submit these formally as part of this submission and kindly request that we are re-consulted.

It was also advised that the existing easement shown on drawing 002 FW Revision B is encroached upon by plot 46. This is shown on drawing 04(100) Rev I submitted with this application. In discussion with the developer it has been agreed that a piling strategy is to be submitted within the future Section 104 agreement demonstrating that the existing public sewer within this area will not be adversely affected. We note the developer has acknowledged this in section 11.97 of Chapter 11: Drainage within the submitted Environmental Statement.

Therefore in the absence of a submitted drainage strategy of which includes the above required information (that also demonstrates how foul & surface water is to be disposed) 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.

Conditions

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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.

Advisory Notes

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 4 metres either side of the centreline of 750mm public sewer and 6 metres either side of the centreline of the 1200mm public sewer.

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 on 0800 085 3968 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.

SEWER TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

The proposed development is crossed by a 110mm distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

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@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Nicholas Davies
Development Control Officer
Developer Services

