

Newport County Council
Civic Centre
NEWPORT
NP20 4UR

Date: 21/10/2025
Our Ref: PLA0090399
Your Ref: 25/0775

Dear Sir/Madam,

Grid Ref: ST309887 330974 188773

Site: J W Bowkett Electrical Installations Ltd, Factory Road, Newport

Development: CONSTRUCTION OF FIVE LIGHT INDUSTRIAL UNITS

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

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. However, in this instance, we would advise that there is no agreement to communicate surface water flows into the public combined sewer. Furthermore, Planning Policy Wales highlights that any surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Accordingly, as a material consideration within the planning process and notwithstanding the submitted application form, we recommend a condition that specifies no surface water flows shall communicate directly or indirectly to the public sewerage system.

We note that the proposal includes a demand for domestic flows based on the submitted site plan showing a toilet and a sink and can confirm that there is sufficient capacity in the potable water network to supply the proposal from a domestic perspective. However, no flows have been provided in terms of the intended use these light industrial units will entail. Therefore, to ensure there is no adverse impact on potable water supplies in the surrounding area, we are issuing a holding objection pending receipt of the following additional information:

- An estimate of daily water consumption per building (in litres).

We therefore, issue a **HOLDING OBJECTION**, until the required details on potable water have been provided and we welcome further dialogue with the developer.

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,

Bridget Jones
Development Planning Officer
Developer Services