

Delegated Decision Report

Application No:	25/0003	Statutory Period Expires:	14th April 2025
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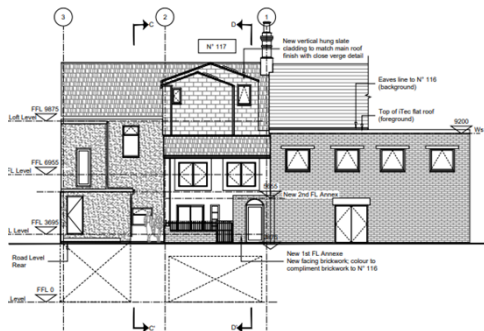
Site:	118 Commercial Street Newport NP20 1LX		
Proposal:	REAR EXTENSION TO BUILDING TO PROVIDE ADDITIONAL LIVING ACCOMMODATION AND STORAGE FOR RESTAURANT AND DORMERS TO FRONT AND REAR ELEVATION		
Applicant:	R K Jindal		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 Neighbouring property at 117 Commercial Street:

18/0042 was granted with conditions

REDEVELOPMENT OF EXISTING BUILDING TO PROVIDE AN EXTENDED SHOPFLOOR, OFFICE AND NEW SHOPFRONT. CONVERSION AND EXTENSION OF BUILDING TO PROVIDE 3NO. ADDITIONAL FLATS (RESULTING IN 4 IN TOTAL) WITH ASSOCIATED WORKS INCLUDING STAIRWELL AND ACCESS ARRANGEMENTS



20/1179 was granted with conditions

APPLICATION TO VARY CONDITION NO.1 (LIST OF APPROVED PLANS) OF PLANNING PERMISSION FOLLOWING GRANT OF PLANNING APPLICATION 18/0042 FOR THE REDEVELOPMENT OF EXISTING BUILDING TO PROVIDE AN EXTENDED SHOPFLOOR, OFFICE AND NEW SHOPFRONT. CONVERSION AND EXTENSION OF BUILDING TO PROVIDE 3NO. ADDITIONAL FLATS (RESULTING IN 4 IN TOTAL) WITH ASSOCIATED WORKS INCLUDING STAIRWELL AND ACCESS ARRANGEMENTS.

The two front dormers hold pitched rooves and measure 2.3m in height, 3m in depth and 1.7m in width at its widest point.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
99/1257	CHANGE OF USE OF GROUND FLOOR TO HOT FOOD TAKEAWAY	GC	09.02.2000
90/0496	CHANGE OF USE OF RETAIL SHOP TO TAKE AWAY HOT FOOD SHOP	GC	08.06.1990

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

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 Technical Advice Note

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 11: noise

Technical advice note (TAN) 18: transport

Technical advice note (TAN) 21: waste

Technical advice note (TAN) 24: the historic environment

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)
Policy GP4 (Highways and Accessibility)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)
Policy CE6 (Archaeology)
Policy CE7 (Conservation Area)
Policy SP18 (Urban Regeneration)
Policy T4 (Parking)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS
WASTE STORAGE AND COLLECTION
PARKING STANDARDS

6. **CONSULTATION RESPONSES**

6.1 Local Highways Authority:

The increase in bedroom numbers requires an additional space to be provided for parking. This is clearly not possible, so the proposals are not policy compliant. There is no information regarding cycle parking, and it appears there is no existing provision. Cycle parking should be secured by way of condition. Provision for staff and residents would be appropriate. Based on the assumption that the living accommodation is for a single family and not a HMO/staff arrangement, we would offer no formal objection subject to the following condition.

Suggested Conditions:

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 1995 (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.

6.2 Welsh Water:

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. 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.

Condition

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.

6.3 SAB:

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 contact SAB.

6.4 HENEB:

The proposal will require archaeological mitigation. The information in the Historic Environment Record (HER) curated by this Trust shows that the proposed development area lies within a medieval and PostMedieval settlement. Records show that St. Paul's Church and the Mynydd Seion Independent Chapel are located nearby, both of early 19th century. Additionally, the application area is located within the Archaeologically Sensitive Area of Newport City Centre. The proposed development involves the construction of a two storey rear extension to provide additional living accommodation. Whilst we note the relatively small scale of the proposal it is located within an archaeologically sensitive area, and in an area of archaeological potential. Therefore, it is possible that buried archaeological remains could be encountered during the groundworks. Therefore, in order to mitigate the impact of the development on the archaeological resource we recommend that a condition, for a programme of archaeological work, taking the form of an archaeological watching brief during the groundworks required for the development, should be attached to any consent granted. We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014 No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme. Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

6.5 Principal Heritage Officer:
I have reviewed the amended plans and note that some of my previous comments have been considered and formed part of the amendments. Therefore, I am now happy to agree to the scheme from a heritage perspective and raise no further concerns.

6.6 Drainage Manager: No comments received.

6.7 Environmental Health Officer: No comments received.

6.8 Contamination Officer: No comments received.

6.9 Ecology Officer: No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 27/02/2025.

7.1 NEIGHBOURS: 11 neighbours were consulted. No comments received.

8. ASSESSMENT

8.1 Principle of Development

The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged. This application relates a rear extension to no.118 Commercial Road to accommodate additional living space and commercial storage space. A full evaluation is considered below.

8.2 Character and design

Dormers

The rear pitched roof dormer spans the majority of the rear roof plane. The dormer is proposed to provide additional space for bedroom 5 within the loft. It would be clad in upvc in anthracite grey and would hold white upvc doors and a glazed Juliette balcony. On assessment, The House Extensions and Domestic Outbuildings SPG suggests, *A dormer that has a wide flat roof is unlikely to be acceptable...A dormer should be set back at least 50.00 centimetres from the eaves of the existing building. It should also be set down at least 50.00 centimetres from the ridge of the existing roof.* It is considered the rear dormer is set down 0.2m from the highest point from the ridge and set up 0.3m from the eaves. This would be contrary to the SPG, however, the pitched roof on the dormer would reduce its dominating impact to the roof plane and it would hold some form of consistency with the property at 117 Commercial Street as shown from the images below. Further to this, there is a variation of roof extensions/extensions to the rear elevations of Commercial Street and therefore, the dormer would not be unacceptable.

8.3 In terms of the 2no.proposed dormers on the principal roof plane, there are 2no. subordinate pitched roof dormers which are set up from the eaves by 1.1m and set down from the ridge by 0.2m. These dormers would appear sympathetic to the building and would match those on the neighbouring property at 117, therefore precedent has been set for this type of addition on the principal roof plane.

8.4 Rear extension

When assessing the design of the rear extension, it is noted that it consists of a mix of pitched and flat rooves. The design itself does appear slightly awkward. The development when viewed from Ivor Street would appear as below, containing pitched rooves to match that of no.117. The site is currently run down, and the design provides a betterment to the current host site providing regeneration in line with Policy SP18. On balance, given the variation in designs, the scheme would be deemed acceptable.



8.5 Heritage

The site is adjacent to St Woolos Conservation Area. The Principal Heritage Officer has stated that they have no objections to the scheme following revised information and raise no further concerns on the design. As forementioned, the design would provide betterment to the existing site and would not cause a detrimental impact to the Conservation Area.

8.6 Residential Amenity

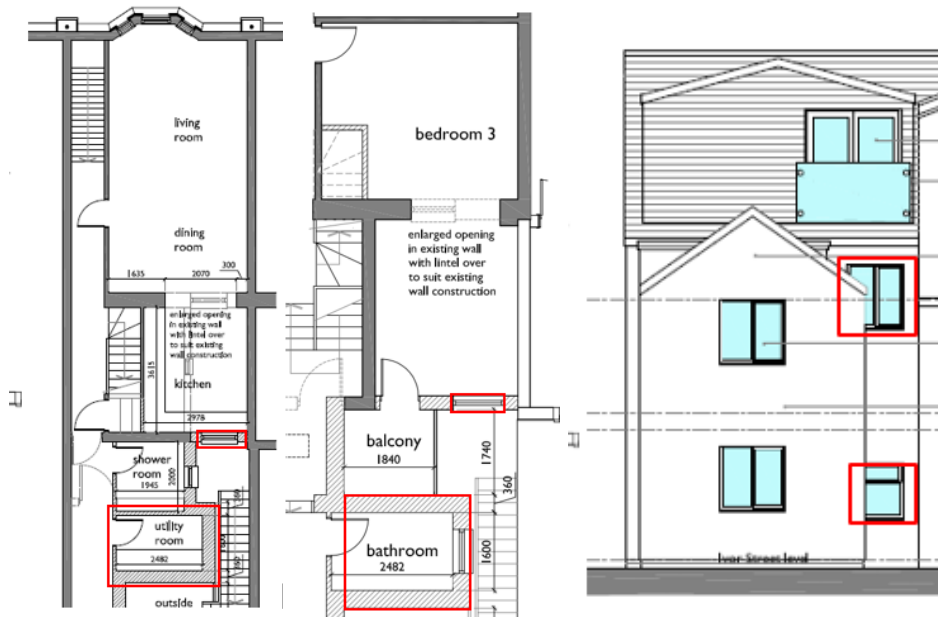
Residents outlook

When assessing the residential amenity, it is considered that all rooms are serviced by windows. When assessing the outlook from the windows, there is an existing residential use within the unit. Proposed bedroom 1 and 4 would have an outlook facing toward Ivor Street. It is noted that there is a multi-storey car park within close proximity of the development. When evaluating this outlook from the site, consideration should be given to the surrounding site history. Under 21/0245 at 119 Commercial Street, the application was refused partially from, *the proximity of the rear facing window, which would provide the only outlook for the occupiers of the rear flat, would look upon a dominating multi-storey car park, so providing a poor quality living environment for future occupiers. As such, the development is contrary to Section 17(1) of the Crime and Disorder Act 1998, Objective 9 and Policies GP2 and H8 of the Newport Local Development Plan 2011 – 2026 as well as Newport City Council SPG – Flat Conversions (October 2021).* Under this submission, whilst it is noted the extension would be within close proximity, the car park does not cover the entirety of the rear elevation and there would still be views away from the car park toward Park Square as shown from the image below. Given the location of the host site, although not ideal, this would not be unacceptable within its location as the total outlook is not completely covered from the car park.



- 8.7 The proposed outlook from bedroom 3 on the second floor would see the proposed rear extension built partially across the window as shown below. On balance, given that views can still be afforded out of the window and adequate light would still reach the window, it is deemed acceptable. In terms of the kitchen window on the first floor, this would experience the same relationship with the utility room as shown below. The kitchen would experience less light to the window given it is on the first floor. It should be noted that the kitchen living area is one room and there are windows located to the front of the building which would not be impacted. On balance, this would be acceptable.

Relationship between windows and the extension below:

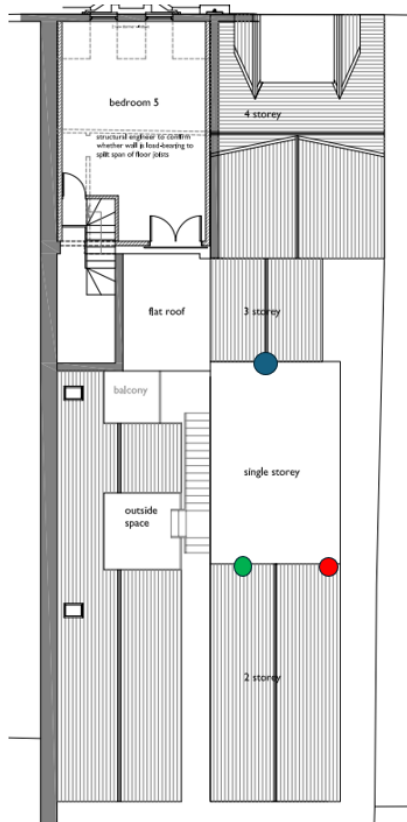


8.8. All windows which serve bathrooms will be conditioned to be obscure glazed to protect privacy of residents and neighbouring residents.

8.9 *Impact to neighbouring properties*

When assessing the relationship to the neighbouring windows, within the SPG it states, *Development that reduces the distance between a protected window and a blank two-storey elevation to less than 14.00 metres is unlikely to be acceptable.* Within City Centre, it is hard to achieve these distances given the constrained nature, however, it will be considered that close direct relationships which give rise to overlooking will not be acceptable. When assessing the windows at no.117, the windows which could be impacted from the proposed development are shown below marked as dots on the roof plan. The dots demonstrate neighbouring windows at no.117 as shown on the scheme approved under 20/1179. The blue dot represents windows which serves a stairwell. The red dot represents a bathroom window, and the green dot represents a window which serves a large 'landing' area which is depicted on the approved drawings. Given that these windows do not serve habitable rooms, it is considered that the scheme would not create significant privacy loss to the neighbouring property at no.117. Moreover, given the windows are not habitable, any loss of light to these windows would not cause a detrimental effect on users.

Neighbouring windows at no.117:



8.10 In relation to the impact on no.119, there is no planning history to determine the development is currently used for residential purposes and 21/0245 was refused for residential use, therefore, this would not have an impact to residents.

8.11 *Outdoor space*

The SPG states, *Outdoor amenity space, whether a back garden or a patio, should be made available to the occupants of a converted flat wherever the opportunity exists.* It is considered that the existing flat does not benefit from a large rear amenity space. The scheme proposes a small section of outdoor amenity space and a balcony. This will allow users to hang washing out etc. and would provide betterment to the current site. It should also be noted that Park Square is across the road opposite the host site and the site is defined within the City Centre. Therefore, this is acceptable.

8.12 *Noise*

It is not unusual for residential units to be situated above commercial units within the City Centre. It is noted that the majority of the residential unit is existing, however, adequate noise insulation shall be conditioned for the proposed scheme.

8.13 **Movement**
Access

When assessing the access to the residential flats, there is a separate entrance via Commercial Street to the front of the unit and a rear entrance off Ivor Street. The SPG states, *A rear passageway will be acceptable as a primary access point only if it is wide and well lit. In no circumstances may a flat and a non-residential unit (e.g. a shop) share a single entrance.* Therefore, the scheme accords with this element of the SPG.

Consideration should be given to 119 Commercial Street, where the property had an application under 21/0245 for *change of use of first floor to 2 no. self-contained flats* which was refused partially due a sole rear access point and the presence of anti-social behaviour to the rear of the property. The current submission alleviates this concern by having dual entrance points.

- 8.14 On further evaluation, the rear access point denotes a shared passageway for residential and commercial use. The applicant has suggested the commercial unit on the ground floor is a family run restaurant. The proposed rear extension will be used exclusively by the family for accommodation purposes, as well as to facilitate the efficient drop-off of items bought from local suppliers and cash and carry stores. It is important to note that all external deliveries, including stock and product shipments, will continue to be made via the existing front entrance located on Commercial Street, Newport. This will ensure that the delivery process remains consistent with the current operations of the restaurant and will not cause any disruption to the surrounding area. Also, transportation of food to customers via in-house or third party delivery services will also be accessed through the main entrance on Commercial Street. The rear extension will not alter the flow of deliveries or customer access in any way. It is intended solely for the family's internal use, which will help streamline their operational processes without affecting the broader business or neighbourhood. Given that there are 2no. separate entrances, and the information submitted above, it is deemed that the rear entrance is not the principal entry point for the commercial and residential unit and can both be accessed separately from Commercial Street. Given that the commercial unit is a family run business with owners residing above, the relationship of the shared access to the rear is deemed acceptable. If in the future the commercial/residential unit is sold, a fence/demarcation between the commercial and residential unit can be installed.
- 8.15 *Parking*
The highways officer states the increase in bedroom numbers requires an additional space to be provided for parking. This is not possible, so the proposals are not policy compliant. However, the highways officer does not formally object to the scheme. Given the sites sustainable location within the City Centre, this is deemed acceptable.
- 8.16 *Cycle provision*
There is no information regarding cycle parking, and it appears there is no existing provision. The highways officer states that cycle parking should be secured by way of condition. Provision for staff and residents would be appropriate. On assessment, the commercial and residential unit is existing and therefore, a condition for cycle parking provision would not be appropriate and is deemed to exist.
- 8.17 **Drainage/ Flooding**
Welsh Water were consulted on the scheme. 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. A condition will be secured.
- 8.18 A SAB application may not be required, but if there are any external works exceeding 100square metres then SAB should be contacted.
- 8.19 **Biodiversity**

Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). This can be secured via condition.

- 8.20 PPW12 in paragraph 6.2.12 states, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* A green infrastructure statement has not been provided for the scheme submitted, however, given the scale of the scheme this can also be reasonably conditioned.

8.21 **Archaeology**

HENEB were consulted on the application and states the proposal will require archaeological mitigation. It is possible that buried archaeological remains could be encountered during the groundworks. Therefore, in order to mitigate the impact of the development on the archaeological resource a condition, for a programme of archaeological work, taking the form of an archaeological watching brief during the groundworks required for the development, should be attached to consent granted to be in line with Policy CE6.

8.22 **Waste**

A waste scheme has not been provided on the submission. There is an existing residential and commercial use within the unit, and this would be an existing situation. There is scope for waste to be stored to the rear of the premises and information on this will be secured via condition.

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 In conclusion, whilst the scheme does appear slightly awkward with a mix of flat and pitched rooves, it is considered that the regeneration of the site would be a welcomed addition. The pitched roof extension and dormer would create symmetry/coherence between the neighbouring property at no.117. The scheme would still provide adequate outlook and light and would not have a detrimental impact to the amenities experienced by neighbouring properties. Further information is required in relation to archaeological mitigation, noise insulation, a waste storage scheme, a biodiversity enhancement scheme and GI statement and these can be reasonably conditioned. Therefore, the proposal is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents; 2024.443_PL02_C Plans Elevs Proposed; 2024.443_PL03 Block Plan Proposed; 2024.443 PL01 - Existing Plans and Elevations; Planning statement

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

02 Prior to the commencement of development, full details of refuse storage and a waste management plan detailing the means of disposal of all waste generated by the residential property shall be submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented prior to the first beneficial use of the extension hereby approved and shall be retained for the lifetime of development.

Reason: To ensure that adequate waste storage is retained in the interest of highway safety and residential amenity to be compliant under Policy GP2 and GP4 of Newport Local Development Plan (2011-2026).

03 No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme. Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

04 Prior to the commencement of development, a biodiversity enhancement scheme and Green Infrastructure Statement shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and PPW12.

05 Prior to the first use of the building hereby approved, all bathroom windows shall be fitted with obscure glazing to a minimum Level 4 on the Pilkington Glass Obscurity Level and shall be retained as such for the lifetime of development.

Reason: In the interests of the privacy and amenity of the occupants of the property and neighbouring occupants and in accordance with Policy GP2 of the NLDP.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, CE6, CE7, SP18, T4 were relevant to the determination of this application.

02 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.

03 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.

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

05 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.

06 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.