

Newport County
Civic Centre
NEWPORT
NP20 4UR

Date: 11/06/2026
Our Ref: PLA0095779
Your Ref: 26/0410

Dear Sir/ Madam,

Grid Ref: ST315857 331622 185820

Site: Land Southwest To 8 Eastway Road, Newport

Development: DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND THE CONSTRUCTION OF AN ELECTRICITY SUBSTATION COMPOUND, INCLUDING SWITCH ROOM BUILDING WITH ASSOCIATED EQUIPMENT, ACCESS, DRAINAGE, INFRASTRUCTURE AND ENGINEERING 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.

Firstly, with respect to the submitted application form and accompanying 'Proposed Surface Water Drainage General Arrangement' (Drawing No. 51021-BUR-XX-XX-D-C-10501), we acknowledge that the development proposes to discharge surface water flows to the dock, via private surface water sewer, whereas foul flows will connect to a "sealed foul holding tank". Since the proposal intends utilising an alternative to mains drainage for foul water, we would advise that the applicant seek advice from Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method of drainage. Should circumstances change and a connection to the public sewerage system is preferred, we must be re-consulted on this application. 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'. In this instance, we offer no objection to proposals for disposal of surface water flows into a private surface water sewer, in principle, subject to consultation and agreement with the riparian owner of this system. In addition, this site is crossed by a public distribution watermain with the approximate position being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the proposed plans, it appears the development proposes porous paving which would be situated within the protection zone of the watermain measured 4.15 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines.

However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site. In this instance, it appears there is sufficient space and scope to re-position the porous paving outside the protection zone of the asset. Therefore, it is strongly recommended that the proposed plans are amended to take into account the location of the asset crossing the site and we respectfully request we are re-consulted on receipt of this information. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset and establish their relationship to the proposed development. Accordingly, for the reasons outlined above, we offer a **Holding Objection** until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.