

Newport County Council
Civic Centre
NEWPORT
NP20 4UR

Date: 29/08/2025
Our Ref: PLA0089785
Your Ref: 25/0635

Dear Sir/Madam

Grid Ref: ST269872 326941 187274

Site: 19 Channel View, Bassaleg, Newport

Development: Ground floor front extension and first floor side.

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 advise that the proposed development site is crossed by a 150 mm public sewer, with the approximate position being marked on the attached Statutory Public Sewer 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 plans submitted as part of this planning application, it appears the proposed development would be situated near to the public sewer, which has a protection zone measured 3 metres either side of the centreline. Notwithstanding this, we advise that the applicant can apply for a Build Over Sewer (BOS) agreement and therefore request they contact us and refer to our website for further guidance (<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>).

Accordingly, if minded to grant planning consent, we would request that the following **Condition and Advisory Notes** are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Condition

No surface water from an increase in any impermeable surfaces from the development hereby approved shall 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

Advisory Notes

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industries Act 1991.

The applicant will either need to complete a Declaration of Works or submit an application for Build Over Sewer (BOS) Agreement to Dwr Cymru Welsh Water. Further information can be obtained via the Developer Services webpage at (<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>).

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.

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 Dwr 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
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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