

From: Holland, James (Principal Environmental Health Officer - Environmental Protection) <James.Holland@newport.gov.uk>
Sent: 07 April 2025 10:01:32 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)" <Francesca.Sanders@newport.gov.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Morning

Yes; the proposed construction traffic routing plan for Plot 7, Queensway, Llanwern is acceptable.

Cofion gorau / Kind regards,

James Holland CEnvH MCIEH

Prif Swyddog Iechyd yr Amgylchedd / Principal Environmental Health Officer
Tîm Diogelu'r Amgylchedd / Environmental Protection Team
Gwarchod y Gymuned / Community Protection
Amgylchedd a Diogelu'r Cyhoedd / Environment & Public Protection
Cyngor Dinas Casnewydd / Newport City Council
Phone: 01633 839907
Email: james.holland@casnewydd.gov.uk / James.Holland@newport.gov.uk



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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 07 April 2025 09:58
To: Holland, James (Principal Environmental Health Officer - Environmental Protection)

<James.Holland@newport.gov.uk>

Subject: FW: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi James,

Please see attached, are you able to advise if this is acceptable in relation to the condition suggested in the attached email?

Thanks

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
Godfrey Road
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Tel/Ffôn 01633 831694
francesca.sanders@newport.gov.uk

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From: Anthony Day <anthony@ada06.co.uk>

Sent: 04 April 2025 15:16

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

Please see attached prepared by the main contractor TSL in response to you request.

Please let me know if you need anything further.

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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E: ANTHONY@ADA06.CO.UK
A: OLD FORGE COTTAGE, WALTON, LE17 5RP



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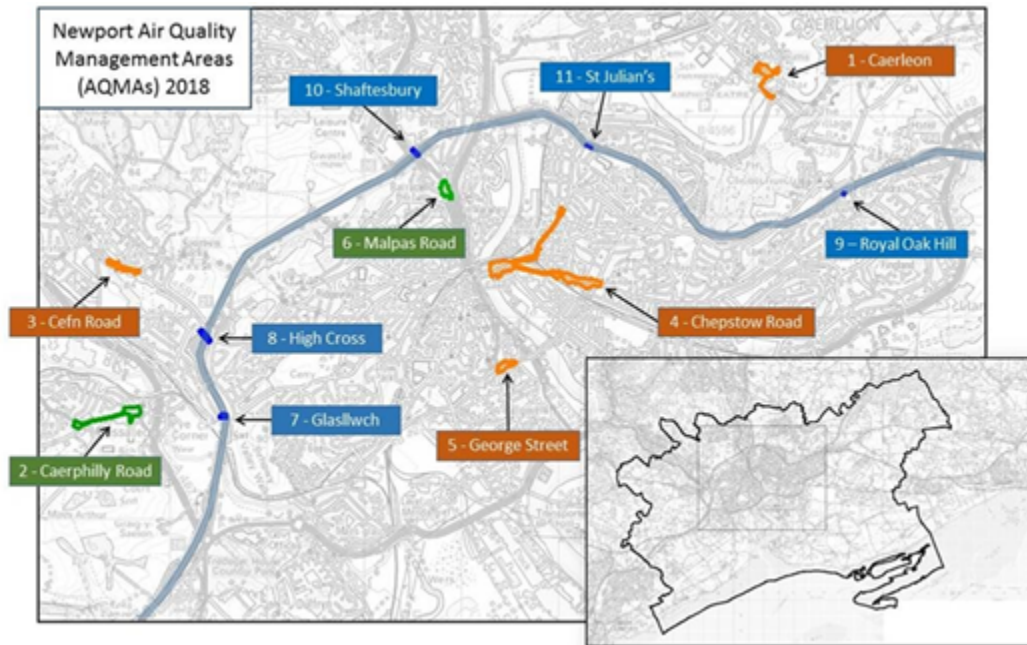
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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 04 April 2025 09:44
To: Anthony Day <anthony@ada06.co.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Thanks Anthony,

Are you also able to provide information to deal with this condition below?

03 Prior to the commencement of development a construction routing plan shall be submitted to and approved in writing by the LPA which demonstrates how the routing of traffic during the construction phase will avoid non-M4 air quality management areas as detailed on the map below:



The construction routing plan shall be implemented as approved throughout the construction period.
Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
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From: Anthony Day <anthony@ada06.co.uk>

Sent: 03 April 2025 16:47

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

Please see attached, ive added that spec onto the drawing. Please see attached.

Thanks

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 03 April 2025 16:41
To: Anthony Day <anthony@ada06.co.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Anthony,

This info needs to go on the drawing.

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
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From: Anthony Day <anthony@ada06.co.uk>
Sent: 03 April 2025 15:55
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

We would propose the below:

7 Nr plants per linear m. to the extent shown on revised drawing GB-CWL90-ADA-ST-00-DR-A-060102 revision P06 (issued earlier today)

Mix will include:

90 – 120 cm – Crataegus monogyna

90 – 120 cm – prunus spinosa

Biodegradable spiral and guard to each plant is required.

Once grown they will be maintained to a height of 1.8m and maintained a such.

Could this be put back to the landscape consultee ahead of an approval being issued to try and avoid the pre-commencement condition?

I have called Welsh Water again and am awaiting a call back.

Thanks

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 03 April 2025 15:18
To: Anthony Day <anthony@ada06.co.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Anthony, unfortunately not as we need the details prior to the fencing going in.

Kind regards
Francesca Sanders

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From: Anthony Day <anthony@ada06.co.uk>
Sent: 03 April 2025 14:43
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

Let me see if I can try again with Welsh Water.

Could the landscaping be pre-occupation rather than pre-commencement?

Thanks

Anthony

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 03 April 2025 14:42
To: Anthony Day <anthony@ada06.co.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Anthony,

There will also be a pre-commencement condition in respect of the landscaping scheme and unless we have confirmation from welsh water regarding the change in wording unfortunately I wont be able to amend this. There may also be a requirement for a routing plan to avoid air quality management areas although I need to discuss this with Environmental Health.

Kind regards
Francesca Sanders

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From: Anthony Day <anthony@ada06.co.uk>
Sent: 03 April 2025 14:38
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

Please see attached plan with AC units removed as discussed.

I have tried to get in touch with Welsh Water to discuss the comments they raised through the consultation process but cannot get them on the phone or via email. We will not be impacting on the water network through the use of the sprinkler system. I copied you in on an email over to them, attached for info.

A pre-commencement condition is going to be very difficult for us to deal with based on the project timelines.

Rather than pre-commencement, could I suggest that a compliance condition is applied to the consent to include the below:

Potable Water Scheme

We intend to utilise the existing water supply. For the development to supply the new sprinkler tank, we do not anticipate a negative impact to the network or the local residents,

We do note that the sprinkler tank has a reasonable volume of water to fill and would propose to minimise the effects of the initial fill to the network we have the following control measure in place

- 1. Pressure Reduction: As the mains cold water rises from below ground to above ground within the building, a pressure-reducing valve has been installed to throttle the pressure down to 1 bar. This precautionary measure will ensure a stability in pressure, preventing any fluctuations in the network pressure.*
- 2. Off-Peak Filling: The initial fill will be scheduled outside of peak hours (6:00 AM – 10:00 AM and 5:00 PM – 8:00 PM) to avoid any adverse effects on the network and local residents, ensuring minimal disruption during periods of high demand.*

Surface Water and Land Drainage

There is no change of design or change of intended use purpose of the proposed development

This will deal with the concern raised.

Thanks for your help with this and please let me know if you need anything else.

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 03 April 2025 14:15
To: Anthony Day <anthony@ada06.co.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Thanks Anthony,

Yes please we will require an amended drawing. I will be looking to get this to the delegated meeting next week which is on Thursday.

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
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From: Anthony Day <anthony@ada06.co.uk>

Sent: 03 April 2025 14:09

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

Fantastic news, thanks for your help with this.

Those AC units are now being removed. I can amend the drawing to suit if needed.

Regarding the red line, I included the breakout area in case we needed to include it for anything during the course of the application. I have served notice on the landlord so all compliant there.

Notwithstanding the above, could you advise on when you might be able to issue a formal approval please?

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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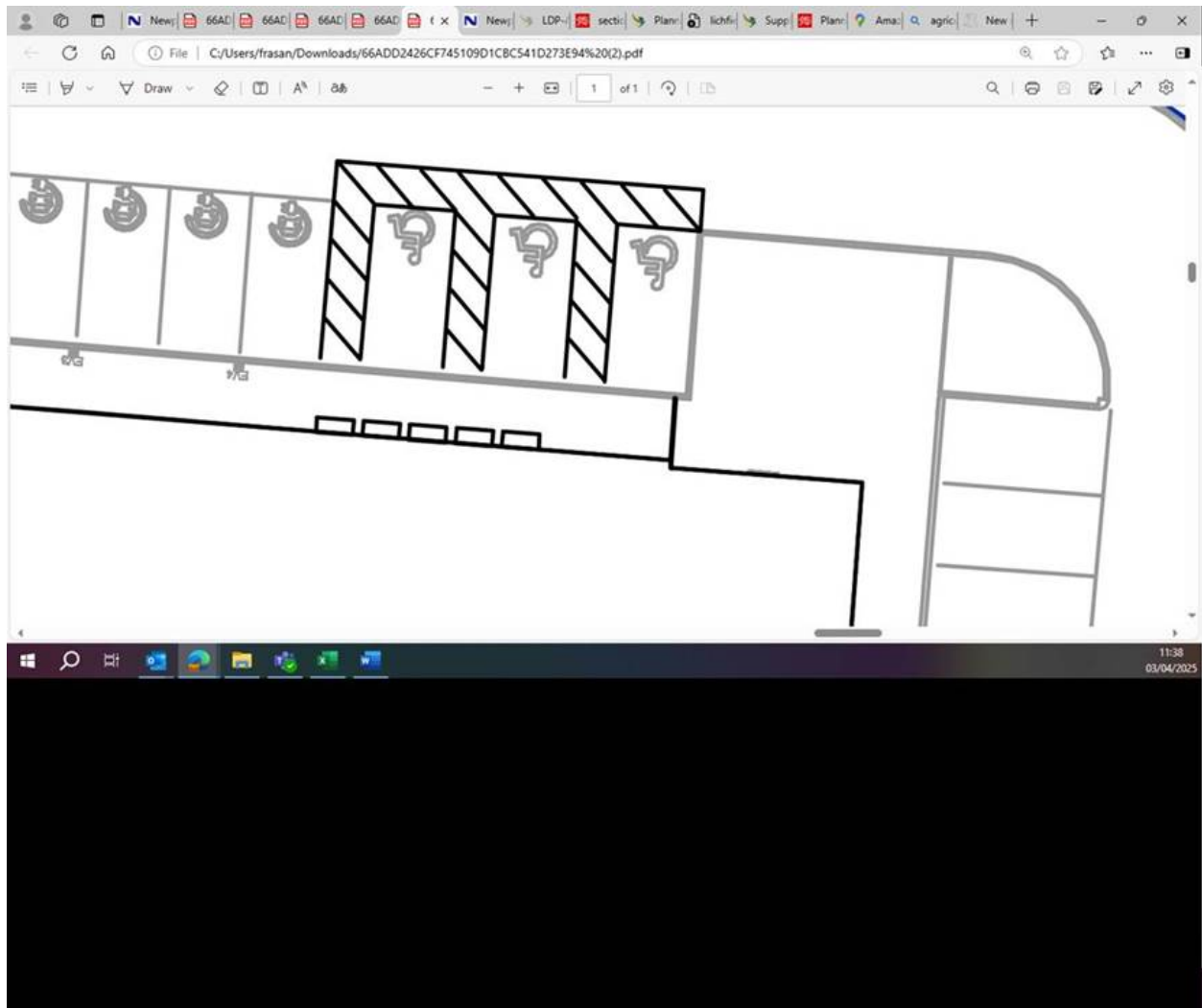
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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 03 April 2025 11:41
To: Anthony Day <anthony@ada06.co.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Anthony,

The ones shown below.

In addition I have just met with my colleagues and we are now broadly happy with the amendments to the scheme, however I note you mentioned previously that the seating area was not within your clients title yet it is within the red line on the submitted plans, are you able to confirm if the red line is incorrect?



Kind regards
Francesca Sanders

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From: Anthony Day <anthony@ada06.co.uk>

Sent: 03 April 2025 11:19

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

Which units are you referring to, the ones on the office elevation?

Thanks

Anthony

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Sent: 03 April 2025 10:41

To: Anthony Day <anthony@ada06.co.uk>

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Anthony,

I am just going through the info again before the meeting today and I don't think we have any details of the secondary AC units, can you please provide these?

Thanks

Kind regards

Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
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From: anthony@ada06.co.uk <anthony@ada06.co.uk>

Sent: 02 April 2025 11:28

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

OK Understood.

Anything you can do to get us a positive result would be much appreciated.

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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T: 07759409390
E: ANTHONY@ADA06.CO.UK
A: OLD FORGE COTTAGE, WALTON, LE17 5RP

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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 02 April 2025 11:26
To: anthony@ada06.co.uk
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Anthony,

This has had to be postponed until tomorrow due to planning committee.

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
Godfrey Road
Newport NP20 4UR
Tel/Ffôn 01633 831694
francesca.sanders@newport.gov.uk

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From: anthony@ada06.co.uk <anthony@ada06.co.uk>

Sent: 02 April 2025 11:20

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

When we met, I think you mentioned it was today you were meeting with your colleague to discuss the amendments.

Are you in a position to be able to provide any feedback?

Thanks

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 26 March 2025 09:29
To: anthony@ada06.co.uk
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Thanks Anthony, the number below can be used to contact me but I can pick up emails on my phone remotely.

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
Godfrey Road
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Tel/Ffôn 01633 831694
francesca.sanders@newport.gov.uk

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From: anthony@ada06.co.uk <anthony@ada06.co.uk>
Sent: 26 March 2025 09:28
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

That works for me.

There are allocated visitor spaces in the car park, there will be one saved for you.

I will meet you in the car park at 3pm.

Any issues my number is 07759409390.

Is there a number that you could be contacted on in case of any emergency etc..?

Thanks

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Sent: 26 March 2025 09:19

To: anthony@ada06.co.uk

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Anthony,

Would 3pm tomorrow afternoon be convenient?

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
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From: anthony@ada06.co.uk <anthony@ada06.co.uk>

Sent: 26 March 2025 07:48

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

Just following up on this to see if you have scheduled your visit in yet?

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Sent: 24 March 2025 14:14

To: anthony@ada06.co.uk

Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Anthony,

It doesn't necessarily need to be an accompanied visit, can you confirm if I can access the yard area at present?

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre

Godfrey Road
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From: anthony@ada06.co.uk <anthony@ada06.co.uk>
Sent: 24 March 2025 09:20
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

Hope you had a good weekend.

If you let me know when you are going I'll make sure I'm available to meet you on site?

Thanks

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 20 March 2025 10:08
To: anthony@ada06.co.uk
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Thanks Anthony, I have meetings most of today and tomorrow so will be reviewing this one again next week and will get the site visit booked in then.

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
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Tel/Ffôn 01633 414711
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From: anthony@ada06.co.uk <anthony@ada06.co.uk>

Sent: 20 March 2025 08:24

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern

Hi Francesca,

I hope you had a good break.

I have sent over revised drawings, please let me know if you would like to discuss the updated design.

Reference your site visit, I wanted to make you aware that there is a contractor presence on site as there are internal works being undertaken. The elements that we have made the planning application for are being held off until we can formally come to an agreement on design.

I didn't want you to think we were moving ahead on those elements without consent.

Thanks

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddiobenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i <http://www.newport.gov.uk/ymwadiad>

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