

From: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Sent: 17 March 2025 11:34:38 UTC+00:00
To: "anthony@ada06.co.uk" <anthony@ada06.co.uk>; "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 , Newport

Thanks Anthony

That makes it clear. Whilst the access is excessively wide for cars, given that there are no changes to kerb lines, the proposal is acceptable.

Francesca

I am content with this design now and can confirm there are no outstanding highway related issues. If you need a formal response, just let me know.

Regards
Kevin

From: anthony@ada06.co.uk <anthony@ada06.co.uk>
Sent: 16 March 2025 14:11
To: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>; 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 , Newport

Hi Kevin,

Further to the below,

Please see attached updated site plan with enlarged access inset drawing.

This gives dimensions and includes the new gate and notional line of the pedestrian path running through the bell-mouth.

As you can see, a car can pull up to the access control without blocking the highway or the pedestrian route through.

Any questions, please let me know.

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT

Managing Director

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From: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>

Sent: 12 March 2025 13:51

To: anthony@ada06.co.uk; 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 , Newport

Hi Anthony

Whilst I understand that the access design is already poor, I would expect it to be compliant with current standards if it is changed. Adding a gate is a significant change that causes me to review it. Adding a control system impacts the width needed for vehicles to enter. Not least as I would expect you to have some kerbing to protect it. If however you can show that a gate and entry system can be provided without impacting pedestrians, and without obstructing vehicles as they enter, we could move forward.

It doesn't appear that this is actually possible, but maybe you can provide a plan to show that it would work. The gate would need to be 5.5m behind the back of footway and the reader positioned to ensure that cars clear the footway.

Alternatively, we could consider a condition that the gates remain open during trading hours if that suits your client. (The entry system can then be further forward or omitted).

Hope that is helpful, but I'm still unable to support the application at this stage.

Regards
Kevin

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

Sent: 06 March 2025 15:07

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

Cc: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>

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

Thanks Francesca.

Hello Kevin,

Thankyou for your comments. I just wanted to clarify that we are not looking to make any alterations to the current, as constructed (and approved) kerb alignment.

The application is only looking to introduce an automated sliding gate at the car park entrance along with a card reader to provide access. Understand your point on the card reader location, I will ensure that it is sufficiently close to the gate to ensure that a car can pull in front of the gate without blocking the pedestrian pavement route.

I trust that clarifies but please let me know if you have any further queries?

Thanks

Kind Regards

Anthony Day BSc (Hons) PG Cert MCIAT
Managing Director

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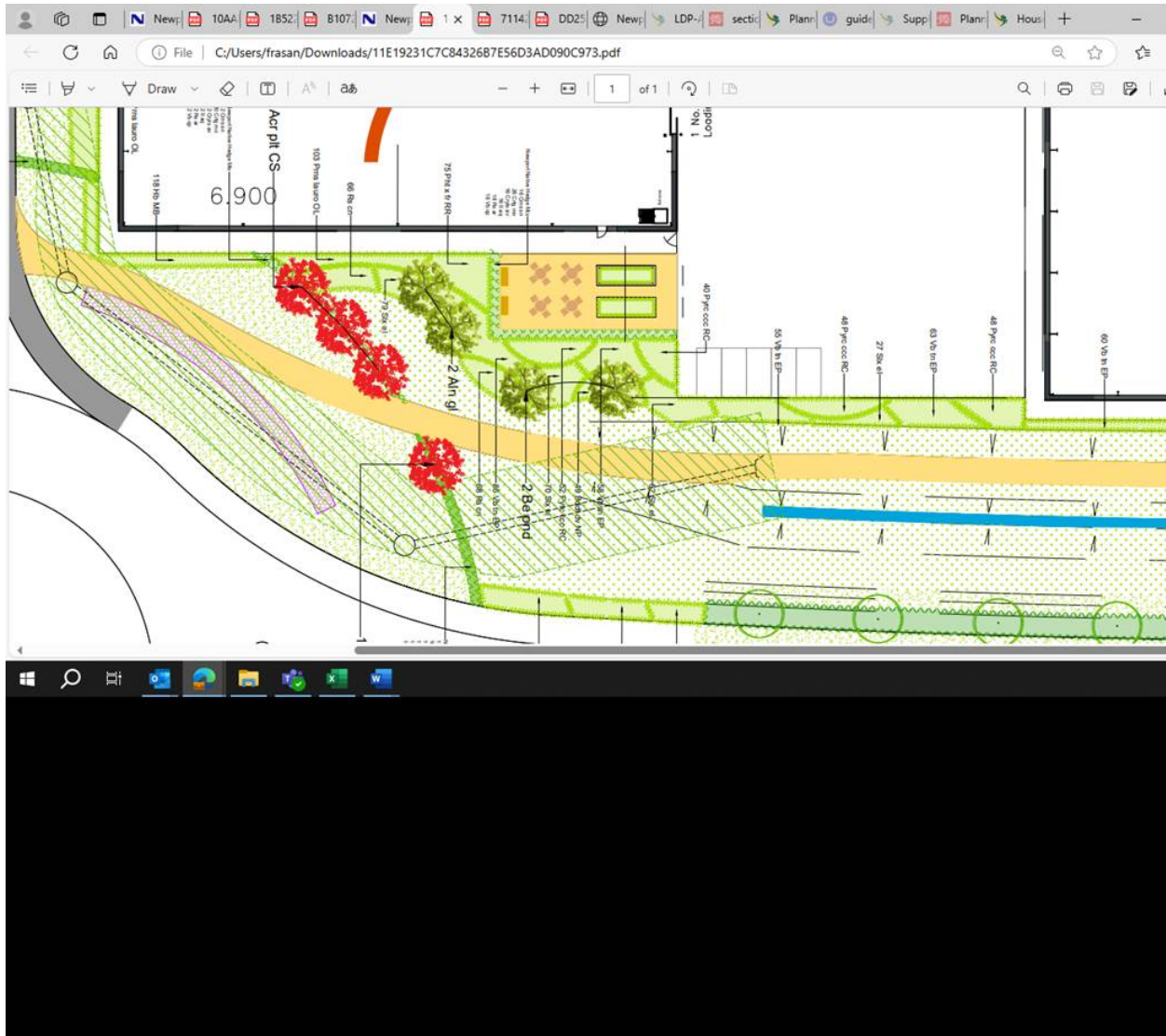
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From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 06 March 2025 11:48
To: anthony@ada06.co.uk
Cc: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern , Newport

Last email from me today!

Having reviewed the landscaping scheme for 21/0537, it appears as though there is a small seating area planned for the area to the south of the site. This would be directly adjacent to the 8m high sprinkler tank and other new plant. Given its scale and appearance I don't consider this to be an appropriate location for the new plant and it should be moved further north where it would be read in the context of the building rather than the landscaped/seating/amenity area. Further highways and landscape comments are also attached which need to be addressed, I have copied in the highways officer should you wish to liaise direct. In relation to the comments from welsh water you will need to discuss the wording of their proposed condition directly with them if you wish to amend it.



Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
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From: Sanders, Francesca (Senior Planning Officer)

Sent: 06 March 2025 10:07

To: 'anthony@ada06.co.uk' <anthony@ada06.co.uk>

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

Looking at the ducting, given its size I think we also need some elevations (north and south) showing how the ducting connects the AHUs to the building. Details of the material and finish of the ducting should also be provided. Please include the vehicle barriers in these elevations for context.

Kind regards
Francesca Sanders

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From: Sanders, Francesca (Senior Planning Officer)
Sent: 06 March 2025 09:47
To: anthony@ada06.co.uk
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern , Newport

Can you please also confirm the purpose of each element of the new plant?

Kind regards
Francesca Sanders

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From: Sanders, Francesca (Senior Planning Officer)
Sent: 06 March 2025 09:43
To: anthony@ada06.co.uk
Subject: RE: Ref 25/0022 - Phase 4H Glan Llyn Development Site- Plot 7, Queensway, Llanwern , Newport

Hi Anthony,

I am just in the process of reviewing this application and note we don't have any scaled elevations for the generator, air handling units, secondary AC units or kerbed island access controls can you provide this information please?

In addition the 1:200 scale on the proposed site plan also appears to be incorrect, can you please rectify this?

Kind regards
Francesca Sanders

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

Sent: 05 March 2025 15:38

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 , Newport

Hi Francesca,

I have just been online and seen the additional comments by the highway officer.

For absolute clarity, we are not making any changes whatsoever to the previously approved kerb alignment to the car park, the drawing has not changes in that regard from the one previously submitted. The sliding gate was in response to the Highways officers previous comments. The access control (card reader) will be positioned so that a car can stand off the highway and not block the pedestrian footpath.

I also have seen the comments from Welsh Water. These read as though they have not understood that the application is only for fencing etc.. rather than a new building. The water supply will be unchanged from that already installed. The tenant will not be extracting water from the network at any greater rate than the supply pressure, any new fittings will be WRAS approved with double check valves as needed. As such their suggested condition doesn't seem appropriate, could you please let me know your thoughts on this?

The comments from the landscape Architect / Ecologist, we have committed to additional planting as shown on the updated site plan. If a planting plan is required, could I ask that this be worded such that a submission is needed prior to the building being operational rather than pre-commencement please?

Thanks

Kind Regards

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Managing Director

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