

From: Clodagh Macken <clodagh.macken@carneysweeney.co.uk>
Sent: 07 May 2025 14:00
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Cc: Davidson, Joanne (East Area Development Manager) <Joanne.Davidson@newport.gov.uk>; Rob Mitchell <rob.mitchell@carneysweeney.co.uk>; Rhydian Griffiths <Rhydian.Griffiths@lidl.co.uk>
Subject: RE: 24.0782 - Lidl's - Glan Llyn

Hi Geraint,

Thank you for reviewing and re-consulting on the revised package. I email on the below points:

Commercial Units Extraction Plant

To address your concerns regarding potential visual impact of any future extraction plant or equipment, we provide the attached GA Site Plan for the commercial units, which shows a dedicated 1m wide mechanical & electrical area to the rear of each unit. Within this area, no plant will exceed 1.8m height from ground level. The elevation and street scene plans also attached demonstrate that this arrangement ensures the 1.8m boundary wall will screen views of any plant installed within these proposed dedicated plant areas. We do not envision any roof mounted plant being required.

By way of an example, please see below the images of a Greggs unit located in Llanharan (CF72 9RP) with no visible external or roof mounted plant. We can't find any Greggs which have roof mounted plant.



For surety we suggest a suitably worded planning condition e.g:

"No external extraction plant or equipment shall be installed outside the "M+E Zone" as illustrated on approved plan ref: 3211 P412, without prior submission of details to be approved by the LPA."

Delivery hours - We note the latest response from Highways confirms they are content to agree out of hours deliveries (or a store-based banksman). Lidl is agreeable to an out of hours deliveries condition, as suggested below:

“No Lidl foodstore deliveries shall take place during store opening hours, i.e. between 08:00 – 22:00 on Mondays to Saturdays and Bank Holidays; and 10:00 – 16:00 on Sundays.”

Section 106 Deed of Variation - You may recall our initial discussion at submission stage about the discrepancy between the outline consent description of development, Condition 40 and S106 Agreement, with regard to the local centre uses. We note the recently approved NMA to vary the wording of Condition 40 relating to the Local Centre (ref: 24/0932), which now reads: *“The Local Centre located within Phase 2 of the development shall include the mix of uses described in the description of development relating to that Centre and accord with the requirements for the uses within the Centre contained in the Section 106 Agreement (and any subsequent variations).”*

The District Centre uses outlined in the S106 are listed with prescribed floorspace figures; these differ from the floorspaces proposed by the current RM submission. Is a Deed of Variation needed to update the S106 floorspace schedule? If so, can this be put in hand without delay? We'll await your advice on this.

Determination - We hope the above suitably resolves the final design related matters and can be supported. Subject to this, can you advise on timescales to determination? I recall you mentioned this application is to be determined by delegated panel – grateful if can advise on this please.

Lastly, I would be grateful to be provided with a draft list of conditions for review as soon as you are able.

Kind regards,
Clodagh

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From: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Sent: 15 April 2025 16:26
To: Clodagh Macken <clodagh.macken@carneysweeney.co.uk>
Cc: Davidson, Joanne (East Area Development Manager)
<Joanne.Davidson@newport.gov.uk>
Subject: 24.0782 - Lidl's - Glan Llyn [Filed 07 May 2025 12:53]

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Hello Clodagh

Thank you for providing the recent updated plans for the above application. I have reconsulted on the revised plan pack.

On review I can't see anything relating to the 3no. commercial units in terms of fixed plant on the rear elevation (facing Main Street).

I have the Noise Assessment from December last year that offers the following advice:

5.8. Static Plant – Non-Retail Uses

Given that the building services specification for the non-retail elements is not currently known, no information is currently available, so it is considered appropriate to set noise limits at the closest receptors, that will need to be achieved by the design and can be conditioned accordingly. No significant external plant is proposed for the nursery; however, the same condition would also cover this use, in the event of any AHU or ASHP provision.

The noise limit set out in Table 13 has been derived on the basis of the typical measured background sound levels.

For robustness, the limits have been set at 5 dB below the background sound level.

TABLE 13: PROPOSED STATIC PLANT NOISE EMISSION LIMITS- RESIDENTIAL RECEPTORS

Source	Period	Proposed Plant 'Rating Noise Level' at the Nearest Residential Receptor - dB(A)
All Static Plant	Day	39
	Night	34

The above limit would apply to the total noise emission level from all plant within the Proposed Development. Individual plant items may need to be designed to a lower limit such that the overall total achieves the stated criteria above.

Compliance with the above criteria is considered to be readily achievable, given the source-receiver separations, nature of the Proposed Development and the baseline sound environment.

Compliance with this criterion would ensure that any future noise impacts arising from any static plant are Negligible.

However we expressed concerns over the placement of fume extraction equipment on this elevation noting the sensitivities of this boundary and the need to protect visual amenity on this elevation given the proximity of dwellings. See attached drawing.

It would help me to have some evidence on the ability of any future A3 units to provide suitable extraction / filtering / venting in a way that would protect visual amenity for these neighbours. Likewise roof plant (air conditioning units etc.) could be significantly visually intrusive if placed badly.

I am reluctant to impose the usual *'no extraction equipment / plant until'* condition here until I have reasonable confidence that this can be delivered in a visually acceptable way.

Geraint N. Roberts

Prif Swyddog Cynllunio / Principal Planning Officer

Tîm yr Dwyrain / East Team

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

01633 831692

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