

Planning Condition Discharge Proposal

27.6.2025

Application No	22/0952
Proposal	DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND THE ERECTION OF A NEW HGV GATEHOUSE, ALTERATIONS TO THE EXISTING SITE ACCESS AND ASSOCIATED WORKS
Site/Location	Eastern Dry Dock, Marshalls Mono Ltd , Corporation Road, Newport, NP19 4RE
Decision Date	13th July 2023

Condition 7 – Gatehouse building flood void maintenance:

Prior to construction of the gatehouse hereby approved, a management plan for the ongoing maintenance of the flood void area shall be submitted to and approved in writing by the Local Planning Authority. This Plan shall have regard to the need to avoid build up of debris and associated issues in the interests of maintaining void effectiveness and minimising risk of odour and other amenity effects. The flood void shall thereafter be managed in accordance with the approved details. Reason: To avoid the accumulation of waste and debris in the void and associated risk of odour and environmental/amenity issues. Policy GP1 and GP2

Response to condition

The applicant notes that the approved plans enclose the void space on all sides, meaning that a) a build up of large items is considered impossible and b) a build up of small debris is considered unlikely to be a major problem.

The applicant proposes the following measures to deal with the concerns raised in the condition:

1. Installation maintenance access hatches on each elevation to allow for visual or camera inspection into the void spaces.
2. Maintenance access hatches to be of adequate size to allow for vacuum / clearance equipment to be placed into the void to undertake clearance. Expected to be standard 600mm by 450mm cover and frame.
3. Annual inspection of void space to take place. Site maintenance team to plan in with maintenance contractor.
4. Clearance methodology will be designed / proposed to avoid need for persons to enter the void. Gulley sucker will be inserted into void and any debris cleared out.