

Newport County Borough
Civic Centre Godfrey Road
Newport
Gwent
NP20 4UR

Ein cyf/Our ref: SE/2009/111907/01-L01

Eich cyf/Your ref: CONEX/00/0768

Dyddiad/Date: 18 January 2010

FAO: Joanne Davidson

Annwyl Syr/Madam / Dear Sir/Madam

**DISCHARGE OF CONDITION 14 (DRAINAGE) OF PLANNING PERMISSION
00/0768 FOR LAND AT GLAN USK SCHOOL, NEWPORT**

Thank you for referring the above application, which was received on 14 December 2009.

We have no adverse comment to the discharge of condition 14.

For information, with regards to flood risk, there is no surface water restriction for discharge into the tidal Usk, and we have granted Flood Defence Consent for the construction of the new outfall (our ref: M2008/0212).

Should you have any queries, please do not hesitate to get in contact.

Yn gywir / Yours faithfully

**Kayna Tregay
Planning Liaison Officer**

Deialu uniongyrchol/Direct dial 02920 245046
Ffacs uniongyrchol/Direct fax 02920 362920
E-bost uniongyrchol/Direct e-mail kayna.tregay@environment-agency.gov.uk

Asiantaeth yr Amgylchedd Cymru/Environment Agency Wales
St Mellons Business Park, Fortran Road,, St Mellons,, Cardiff, CF03 0EY.
Llinell gwasanaethau cwsmeriaid/Customer services line: 08708 506 506
E-bost/Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

End

Sent to WW + EA

11/12/09

Your Ref:

Our Ref: 5041855/APC/194.5074

8th December 2009

Development Control
Newport City Council
Civic Centre
Newport
South Wales
NP20 4UR

Ext No: 2832

FAO: Ms Joanne Davidson

Dear Madam,

**GLAN USK PRIMARY SCHOOL, GLEBELANDS RECREATION GROUND, BANK STREET,
NEWPORT**

Further to your letter of the 03/12/09 regarding Discharge of Conditions to Planning Approvals Ref: **00/0768** dated 31/10/00 and **03/1531** dated 19/05/04 please find enclosed drawings 5041855/CSD/200/2020/F, 5041855/CSD/200/2021/H, 5041855/CSD/200/2022/C, 5041855/CSD/200/2023/D, 5041855/CSD/200/204/D and 5041855/CSD/200/2025/C indicating the operational drainage proposals for both foul and surface water together with the Environment Agency Discharge Consent to the river Usk for the surface water and the Welsh Water consent for the foul drainage.

We trust that the above is satisfactory and look forward to receiving written discharge of Condition 14. In the meantime should you require any additional information please do not hesitate to contact the writer.

Yours faithfully,

April Church

For and on behalf of
Atkins Consultants Limited

Enc.

To be scanned on 00/0768



Dŵr Cymru
Welsh Water

PO Box 10
Treharris
CF46 6XZ

Tel: +44 (0) 1443 331155
Fax: +44 (0) 1443 331161
Web site: www.dwrcymru.com

Blwch Post 10
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Ffôn: +44 (0) 1443 331155
Ffacs: +44 (0) 1443 331161
Safle gwe: www.dwrcymru.com

Newport City Council
Environment & The Economy
Civic Centre,
Newport,
South Wales,
NP20 4UR

Contact: Matt Fox
Enquiries: 01443 331155
Our Ref: NE02617/MF/NCB/20
Your Ref: JD/DC/00/0768

FAO Joanne Davidson

11th January 2010

58019
NRR.

Dear Sirs,

Re: Discharge of Condition 14 – Land at Glan Usk School, Newport.

Thank you for your letter dated 11th December 2009 regarding the above, we wish to offer the following comments.

We can confirm that in accordance with drawings no's. 5041855/CSD/200/2020 F & 5041855/CSD/200/2021 H, we have no objection to the discharge of condition 14 of the relevant planning consent.

We hope that the above is sufficient however, should you require any further assistance please do not hesitate to contact us.

Yours sincerely,

Matt Fox
Network Development Consultants



glas
Glas Cymru Cyfyngedig

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Mae Dŵr Cymru yn eiddo i Glas Cymru - cwmni nidder elw

We welcome correspondence in Welsh and English
Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

NDC working with Dŵr Cymru in providing the
planning and development functions.

Dŵr Cymru Cyf, a limited company registered in
Wales no. 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

NDC yn cydweithio a Dŵr Cymru ar ran waith cynllunio a
datblygu.

Dŵr Cymru Cyf, cwmni cyfyngedig wedi gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestrdig: Heol Pentwyn,
Nelson, Treharris, Morgannwg Ganol CF46 6LY



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WELSH WATER

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Head of Planning Services
Newport County Borough Council
Civic Centre
Newport
Gwent
NP20 4UR

Date: 01/12/2003
Enquiries Tel.: 01443331155
Our Ref.: 2003/HCON/7175
Your Ref.: Conex/03/1531
Grid Ref.: ST3172589512

- arys may
TRISTAN WILLIAMS - confirm that
600mm outfall
now not "live"

Dear Sir

RE: Erection of a replacement primary school, Land at The Glebelands, Newport

Further to the above consultation we would provide the following comments:-

We would request that if you are minded to grant Planning consent for the above development that the **Conditions and Advisory notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

Foul water and surface water discharges must be drained separately from the site.

Reason :- To Protect the integrity of the Public Sewerage System.

No surface water shall be allowed to connect (either 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 detriment to the environment.

No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.

Reason :- To prevent hydraulic overload of the public sewerage system and pollution of the environment.

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 12 metres of the line of the public 600mm sewer and 20-metres of the line of 2100mm of the public Tunnel Sewer.

Reason : To protect the integrity of the public sewer and avoid damage thereto.



Welsh Water is owned by Glas Cymru - a "not-for-profit" company
Mae Dŵr Cymru yn eiddo i Glas Cymru - cwmni nad yw'n gwneud elw

We welcome correspondence in Welsh and English
Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

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Wales no. 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

NDC de yn cydwethio a Dŵr Cymru ar ran walth cynllunio a
datblygu.

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777, Swyddfa gofrestredig: Heol Pentwyn,
Nelson, Treharris, Morgannwg Ganol CF46 6LY

Revised Carb 7.5.04 AD

Advisory Notes

If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.

The Developer is advised to contact the Network Development Consultants to discuss this matter prior to the commencement of any site work, the appropriate contact number being Tel 01443 331155.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

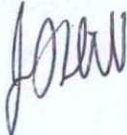
WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

A water supply can be made available to serve the proposed development but the developer may be required to contribute (under Sections 40-41 of the Water Industry Act 1991) towards the provision of new off-site and/or on-site watermains.

We hope the above is satisfactory, however should you require further assistance please contact us on the above telephone number, quoting our reference.

Yours faithfully,



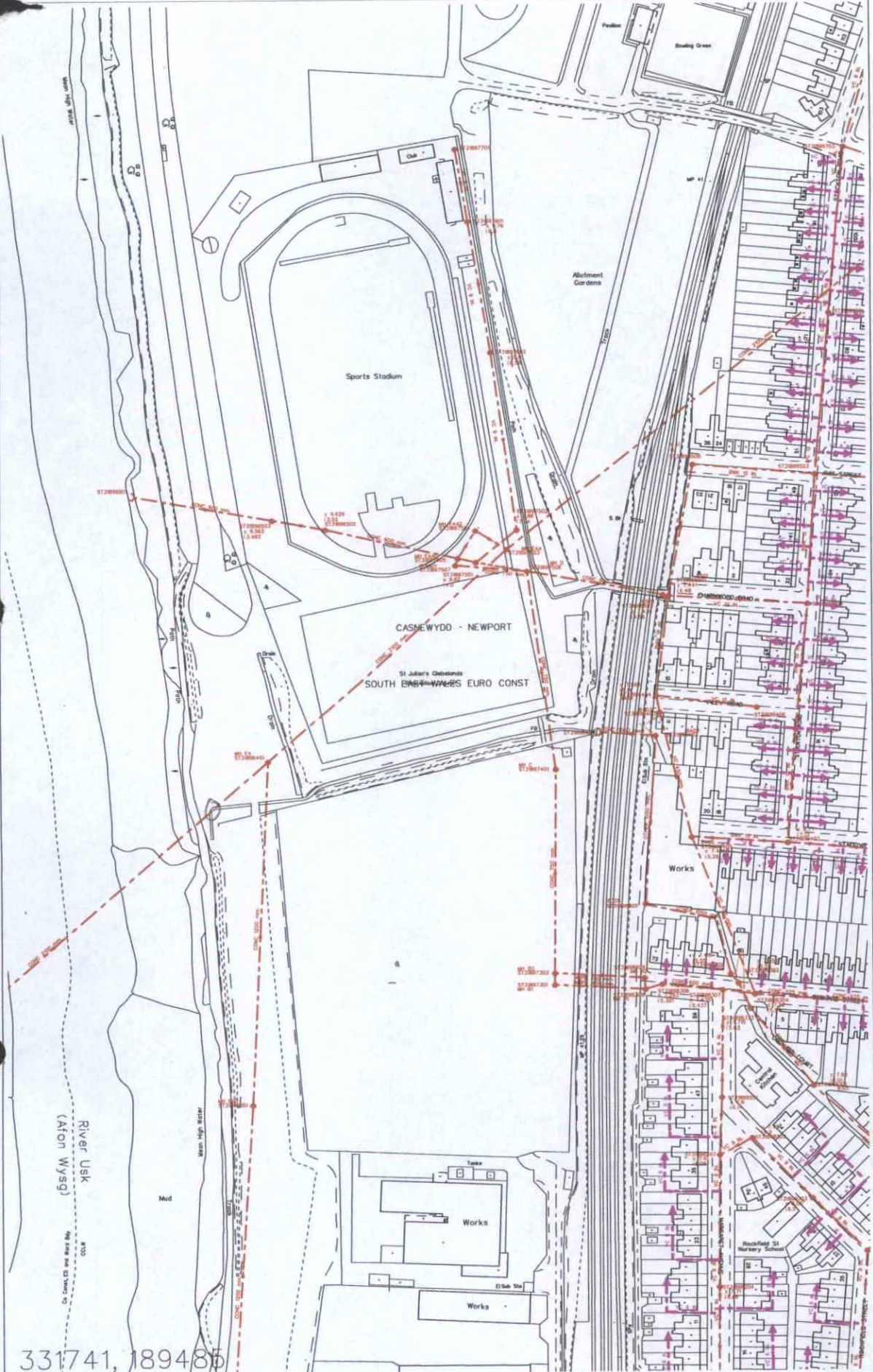
Julian Hill
Project Manager

Our response is based on the information provided by your application/enquiry. Should the information change then we reserve the right to make new representation.



Legend:

- Foul
- Surface
- Combined
- Rising Main
- Private
- Treatment Works
- Pumping Station
- Combined Overflow
- Special Purpose Chamber
- Unknown End
- Outfall
- Lamp-hole
- Map Edge



331741, 189485

2003/HCON/7175

Dec 01 2003
Scale: 1:2500

Dŵr Cymru Cyl gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in vicinity of the Company's apparatus and any area of loading the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and of the Company's right to be compensated for any damage to its apparatus. Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

Reproduced from the Ordnance Survey's maps with the permission of the Controller of the Mapping's Directorate of Great Britain.

From: Neil Boardman
To: Tristin.willis@dwrcymru.com
Date: 26/04/04 10:28am
Subject: PROPOSED SCHOOL AND RESIDENTIAL DEVELOPMENT AT GLEBELANDS
NEWPORT

I refer to the above planning application (App.No.03/1531/RM), which was the subject of a joint meeting between representatives of yourselves, the local authority and the developers on 5th February of this year.

Following long discussions it was agreed by Lyn Parsons that there would appear to be no objections to the construction of the housing over the deep sewer and would go back to your office to confirm this in writing to myself. Amongst the factors taken into account was the depth of the tunnel and a letter dated 17th November 1997 addressed to the Property Services Manager of this Authority from Newport Partnering regarding construction over the tunnel. A copy of this letter has been passed to yourselves, but the relevant section states :

"There is no requirement for a protection zone as such above the tunnel and normal building development should not be affected. Shallow foundations for new development would be acceptable and indeed some piled foundations may also be acceptable. However, it would be prudent to examine the foundation proposals for new development located within 10m of the centreline of the tunnel by Dwr Cymru as part of the planning process."

There was some discussion regarding foundation design and the use of piles, but I cannot recollect what the outcome was. However, it would be possible to condition any consent granted to control the use of piles in this area if you have any concerns.

With regards to the sewer which runs under the proposed school the discussion related to diverting this sewer around the building . The two main concerns related to the fall taking into account the greater length of the run, and ensuring the outfall remained in the same location so that a new outfall consent was not required from the EA. It would appear that a new outfall consent would raise questions of water quality.

However, right at the end of the meeting one of the consultants representing the developers produced a letter which I think was from yourselves confirming that this particular run was now dead. The developers have since informed me that this has been accepted by yourselves, but I am not aware of this and as far as I can recollect was not agreed at the meeting.

I hope this helps, and would be grateful for your urgent response as I am looking to take this application to the next Planning Committee in May.

Thanks.

Neil.

CC: Peter M Williams



NEWPORT COUNTY BOROUGH COUNCIL
PROPERTY DIVISION
REC'D 20 NOV 1997
S. DINNICK

Newport Partnering
Pentwyn Road
Nelson
Treharris CF46 6LY

Tel: (01443) 450 577
Fax: (01443) 451 748

Your Reference

Newport County Borough Council
Property Services Manager
Civic Centre
Newport
NP9 4UR

*Copy to Andy Dinnick
25/11/97*

Our Reference
NE00825/JK/amb/19

Enquiries
J King

Direct Line
01443 452723

17 November 1997

For the attention of: MR S Dinnick

Dear Sir

NEWPORT SEWERAGE AND WASTE WATER TREATMENT WORKS

Further to your letter dated 8 October 1997 regarding future development over the tunnel and associated matters I would answer the queries that you have raised as follows, using the same numbering/referencing as per your letter.:

a. Main Tunnel

1. The main tunnel will be constructed approximately 25 metres deep below ground level in the competent bed rock. One of the main benefits of constructing the tunnel so deep in rock is that anticipated ground settlement at the surface will be negligible.
2. There is no requirement for a protection zone as such above the tunnel and normal building development should not be affected. Shallow foundations for new development would be acceptable and indeed some piled foundations may also be acceptable. However it would be prudent to examine the foundation proposals for new development located within 10 metres of the centreline of the tunnel by Dŵr Cymru as part of the planning process.
3. Some piled foundations would be permissible above the tunnel as mentioned in 2. above and the following criteria can be used for general guidance as to how close these can be to the tunnel.
 - i) Clear vertical distance above the crown of the tunnel greater than two diameters, ie approximately 6 metres in the case of the 2.85 metres diameter tunnel.

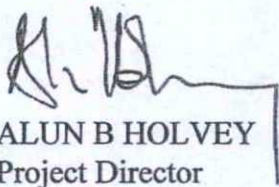
- ii) Clear horizontal distance at the tunnel axis level greater than one diameter, ie approximately 3 metres in the case of the 2.85 metre diameter tunnel.

Again specific proposals for piled foundations should be examined by Dŵr Cymru as part of the planning process.

b. Intermediate Access Shafts

1. It is generally accepted as good engineering practice not to build structures directly above access shafts. In theory the structural design of the permanent cover slab could be designed to accommodate any known loading conditions imposed by subsequent buildings. However, in practice this is unrealistic and therefore the shafts would impose restrictions on the use of the land above them.
2. Foundations constructed close to vertical shafts can increase the horizontal loading on the shaft itself. Such effects are likely to be insignificant for normal building foundations more than say 10 metres from the outside of the shaft. The increase in horizontal loading from foundations closer than 10 metres is generally considered unlikely to affect stability of the shaft. As a precaution however, it is suggested that such proposals are passed to Dŵr Cymru for comments as part of the planning process.
3. The tunnel has been designed as far as possible to be maintenance free and there will be no need to visit the access shafts on a regular basis. However, periodic inspection will be required and it is envisaged at this stage that this will occur every five or ten years.

Yours faithfully


ALUN B HOLVEY
Project Director

Mr N. Boardman
Planning Officer
Planning Department
Newport City Council
Newport
NP20 4UR



Our ref: L32.BL.HW
Date: 12th November 2003

Dear Neil

PLANNING DRAWINGS – ST JULIAN'S, NEWPORT

I understand via Richard Hyett of W S Atkins that you require further drawings for the above planning application.

Unfortunately not all the drawings are 1-100 scale as you requested. If you need all drawings to be this scale please contact me.

Housetypes enclosed:

- Richmond ✓
- Worcester NTS.
- Bridle NB
- Shire NB
- Leicester NTS
- Blacksmith NB
- Anvil NB
- Horseshoe NB
- Forge NB
- Bicester NB

Please note all elevations are of a Base Varn. No materials layout has been produced at this current moment in time.

If you have any queries regarding the enclosures, please don't hesitate to contact me.

Kind regards

Yours sincerely

A handwritten signature in black ink, appearing to read "Ben Leather".

BEN LEATHER
Technical Department

A handwritten signature in black ink, appearing to read "Ben Dewbury".

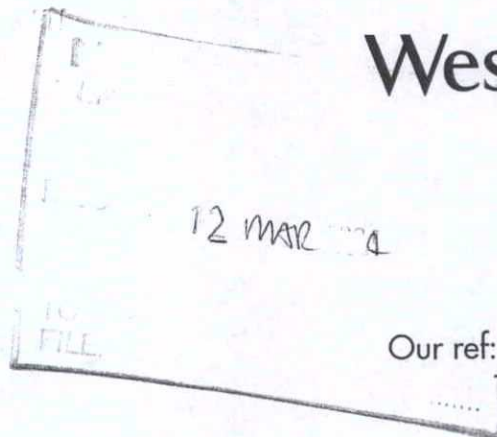
Enc.



For the attention of: Neil Boardman

Newport City Council
Planning Department
Civic Centre
Newport
NP9 4UR

Westbury 



Our ref: L27.WAJ.HW
10 March 2004

DCSDN

Dear Neil


PLANNING APPLICATION REFERENCE 03/1531/RM

Further to our recent discussions concerning the above Planning Application, we have now amended our site layout drawing in accordance with those points discussed at our meeting in February.

To clarify exactly the changes undertaken, please note the following:

1. Vision splays have been assessed within the flat block car park using the 3m x 45m distance stipulated by Carl Jones. All of these fall within the proposed footway, except that shown. *1 per 1 bed = 12 2x4 = 8 ∴ 20 + visitor*
2. The flat blocks themselves actually contain 16 units, this comprising of 12 one bedroom apartments and 4 two bedroom duplex units. Using the car parking standard discussed leaves a requirement of 18 spaces per unit. This is indicated on the enclosed scheme and the allocation of parking areas has been clarified.
3. You raised concerns over the quality of the drawings related to the flat blocks. We have therefore enclosed copies of our housetype working drawings for these units. This now provides you with a scaled and dimensioned drawing for this unit.
4. We have also reassessed the layout to overcome the problems of reduced distances between front and side elevations. The enclosed site layout now resolves this outstanding issue.

We trust that you will find the enclosed drawings acceptable and we look forward to our application being put forward to Committee on 17th April 2004.

/continued... 

Should however you require any additional details, please do not hesitate to contact the writer as soon as possible.

Yours sincerely



MR W JEWSBURY
Planning Manager

Enc.

Mr N. Boardman
Planning Officer
Planning Department
Newport City Council
Newport
NP20 4UR



Westbury

Our ref: L47.BL
Date: 18th December 2003

Dear Neil

PLANNING APPLICATION – ST JULIAN'S, NEWPORT

Further to your telephone conversation with John Butcher, Regional Land Manager, please find enclosed 2 copies of the following scale drawings as requested:

- ✓ The Anvil Cottage (Drwg. No: 3ANV/02 B)
- ✓ The Bicester (Drwg. No: 3BIC/02 D)
- ✓ The Blacksmiths Cottage (Drwg. No: 3BLA/02 D)
- ✓ The Bridle Cottage (Drwg. No: 3BRI/02 C)
- ? — The Denbigh (Drwg. No: 3DEN/02)
- ✓ The Forge (Drwg. No: 3FOR/02 B)
- ✓ The Horseshoe Cottage (Drwg. No: 3HOR/02 B)
- ✓ The Leicester (Drwg. No: 4LEI/02 C)
- ✓ The Shire (Drwg. No: 3SHI/03 B)
- ✓ The Worcester (Drwg. No: PWOR/03)

RICHMOND TO COME

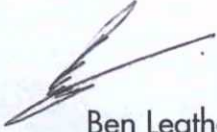
Please note no drawings are included for the Richmond. These are yet to be finalised, as a consequence I can't release them. I shall forward them in due course. In the meantime, I hope the Planning Drawing already in your possession is sufficient.

If you have any further queries, please don't hesitate to contact me.



Kind regards

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ben Leather', with a long, sweeping horizontal stroke extending to the right.

Ben Leather
Technical Department

cc. John Butcher – Westbury Homes
Will Phillips – Barratt Homes
Richard Hyett – WS Atkins
Martin West – Vinci

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS DESIGN ENVIRONMENT & ENGINEERING
160, AZTEC WEST
ALMONDSBURY
BRISTOL
BS32 4TU

Application number: 03/1531

Application Type: **RESERVED MATTERS**

Proposal: **ERECTION OF A REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, SOFT AND HARD PLAY AREAS AND RESIDENTIAL DEVELOPMENT**

Site/location: **LAND AT THE GLEBELANDS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 30/10/2003. The application has been:

APPROVED WITH CONDITIONS

01 No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.

02 No use shall be made of the proposed building until the parking, loading and access areas have been provided and surfaced as indicated on the approved plan and individual parking spaces marked on the surface.

Reason: To ensure that adequate parking provision is made off the highway in the interests of road safety.

03 No house shall be occupied until roads and footpaths have been laid to provide access to them and where applicable their related garages have been completed in accordance with the approved plans.

Reason: To ensure that the development is carried out in a proper and co-ordinated manner.

04 Notwithstanding the information accompanying the planning applicant, slab foundations only shall be used on the dwellings located over the Newport Tunnel Sewer, full details of which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect drainage interests.

05 Prior to work first commencing on site, full details of all hard paved areas shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented fully in accordance with the details as agreed.

Reason: In the interests of visual amenity.

06 Prior to work first commencing on site full details of noise attenuation measures including external noise mitigation measures, acoustic glazing and mechanical ventilation to ensure that internal noise levels within the proposed residential units do not exceed 40dB(A) Leq (16 hours) during the day and 35dB(A) Leq (8 hours) during the night and external noise levels do not exceed 50dB(A) Leq during the daytime, shall be submitted to and approved by the Local Planning Authority prior to commencement of the residential development on site. The development shall then be carried out fully in accordance with these details as approved.

Reason: To protect residential amenity.

07 Prior to work first commencing on site, other than the details accompanying the planning application, full details of means of site enclosure including screen walls, should be submitted to and approved in writing by the Local Planning Authority, and the development shall be undertaken fully in accordance with the details as agreed.

Reason: In the interests of visual amenity

*Impact upon the River Usk cSAC and SSSI: **Appropriate Assessment***

Due to the possibility of the proposals having a significant effect on features of the River Usk cSAC, it is necessary to carry out an Appropriate Assessment to determine the impact on the integrity of the European site. The river has been designated because the following specials are special interest features to the River Usk:

- (I) Allis Shad
- (II) Twaite Shad
- (III) Bullhead
- (IV) River Lamprey
- (V) Brook Lamprey

The river also supports the following species listed in annex iv of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (The Habitat Directive).

- Otter
- Atlantic Salmon

Conservation objectives for the cSAC include:

- to maintain the availability and condition of current shad spawning sites and lamprey nurseries;
- to maintain suitable flows, water quality and sediment loads to sustain the population of shad, lamprey and nurseries;
- to maintain riparian habitats to ensure optimum conditions for shad, lamprey and bullhead.

The Usk is considered one of the best examples of a near natural river system in England and Wales. The range of plants and animals reflects a transition from nutrient poor to naturally rich. It was notified to protect a wide range of habitats and features. It also acts as an important wildlife corridor, an essential migration route and a key breeding area for nationally and internationally important species, including the otter.

There are no mid-channel works or development proposed to the river bank. This will therefore be undisturbed. A buffer zone is also provided between the main development and the rivers edge and this will be secured by planning condition.

The development works are likely to affect the cSAC during construction of the project and during operation. This relates primarily to the contamination remediation required, transportation of material for flood prevention works, land raising and riverside boulevard formation.

The construction phase will involve substantial earth moving works which could lead to the release of suspended solids and contaminants into the river as run-off or via ground water disturbance.

It is intended to control this by conditions requiring that contamination remediation and a programme of construction works be agreed. These details will need to include measures to control any run-off release or discharge of foul or turbid water into the river.

The method by which oils and other chemicals will be stored, the nature of imported material and timing of works will be controlled by conditions on any approval to ensure that only clean inert material is deposited, chemicals safely stored and fish migration periods are undisturbed.

During the operation of the development, the only impacts will be drainage. Details of both foul and surface water drainage serving the site will be required by planning condition and will need to detail end receptors in order to ensure that there is not pollution of the water environment.

Other conditions which will be attached to any planning consent will include:

- no stockpile of material near the rivers edge;
- limiting hours of construction;
- provision of a buffer zone;
- recording of contamination and submission of remediation programme;
- method statement to be submitted describing details of any necessary pollution prevention measures during the construction phase;
- control of works along the river bank.

With the imposition of these conditions and good working practice and management, it is considered

that the proposals would not have a significant adverse effect on the CSAC.