

PRE-APPLICATION CONSULTATION

Phase 2 (Block A), The Crescent, Corporation Road

ON BEHALF OF TAI HEDYN LTD

November 2025



1 Introduction

- 1.1 This Pre-Application Consultation Report has been prepared on behalf of Tai Hedyn Ltd (hereafter Hedyn) (previously Newport City Homes) to accompany a full planning application for the development of Phase 2, (Block A) at The Crescent comprising of 14 residential units with access arrangements, parking and associated works at the former Transport Yard, Corporation Road, Newport. A site location plan is included at Appendix 1.
- 1.2 This report, and the consultation process, has been carried out in accordance with legislation set out by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Specifically, the report complies with the requirement for major development (in this case, a development comprising of 1,000sqm or more of new floorspace) to carry out a pre-application consultation exercise with the local community, stakeholders and specialist consultees.
- 1.3 This report outlines the legislative framework; the methodology used; the outcome of the statutory exercise; the applicant's response to comments received; and a conclusion of the main findings.

2 Statutory pre-application consultation requirements

- 2.1 This Pre-Application Consultation Report has been prepared in line with legislation set out by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. This section sets out a summary of the key requirements.

DISPLAY OF SITE NOTICES

- 2.2 The applicant must display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development. It is at the discretion of the applicant if the consultation period is to last longer than 28 days.

PUBLICATION OF DRAFT PLANNING APPLICATION

- 2.3 The applicant must make the draft planning application information available publicly. As per the guidance, when this takes the form of a webpage where the requisite information is freely available, the applicant must advertise a local library where residents are able to access the documents online. This must include draft planning application forms; scaled site location plan; all other scaled plans (site layout, floor plans, elevations); Design and Access Statement; and any information that would be needed in order to comply with any local validation requirements of the Local Planning Authority.

ADVERTISEMENT TO INTERESTED LOCAL PERSONS AND SPECIALIST CONSULTEES

- 2.4 The applicant must write to any owner or occupier of any land adjoining the land to which the proposed application relates. It is at the discretion of the applicant as to whether this advertisement extends beyond the mandatory requirements. The applicant must also consult 'community consultees' (local/community and Ward Councillors); and 'specialist consultees'. Specialist consultees comprise the list of consultees in schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order. Within this list, the applicant must identify the relevant specialist consultees depending on the site and its context.

SUMMARY OF RESPONSES RECEIVED

- 2.5 The applicant must review and summarise the responses received from all persons and bodies consulted during the statutory 28-day period.

RESULTING ACTIONS FROM RESPONSES RECEIVED

- 2.6 The applicant must provide comments as to how each response received from consultees has been considered through the application.

3 Methodology

- 3.1 The requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 were adhered to through the pre-application consultation process. The following paragraphs outline the methodology that LRM Planning has undertaken on behalf of the applicant in respect of the proposed development at Phase 2, Block A at The Crescent. The consultation took place between the 1st September to the 29th September. An extension of time was agreed with the NRW until the 3rd October, at their request.

DISPLAY OF SITE NOTICES

- 3.2 The site notices were erected on Monday 1st September 2025. Copies of the notices are available at Appendix 2, and a map and photographs showing the locations that the notices were displayed is available at Appendix 3. A declaration of the posting of the site notices is supplied at Appendix 4.
- 3.3 Bilingual site notices were produced and displayed at prominent and visible locations at the site on the boundary facing Corporation Road.

PUBLICATION OF DRAFT PLANNING APPLICATION

- 3.4 On Monday 1st September 2025, LRM Planning uploaded a draft planning application package on its website (www.lrmplanning.com), which was made available for the statutory 28-day consultation period. The information displayed on the LRM Planning website comprised the following:
- Planning Statement
 - Design and Access Statement
 - Draft Planning Portal Forms
 - Detailed Soft Landscape Proposals
 - Block A Ground Floor Plan
 - Block A First Floor Plan
 - Block A Second Floor Plan
 - Block A Third Floor Plan
 - Block A Roof Plan
 - Block A Elevations 01 -04
 - Block A Elevations 05
 - Block A Sections
 - Ecology Note
 - Flood Risk Assessment
 - Noise Assessment
 - SAB Compliance & Drainage Strategy
 - Transport Assessment
 - Tree Letter

ADVERTISEMENT TO INTERESTED LOCAL PERSONS AND SPECIALIST CONSULTÉES

- 3.5 The publicity to neighbours comprised a letter-drop to some 50 addresses which included all adjoining landowners and a number of additional properties identified by the development team.
- 3.6 A copy of the letter issued to local owners and occupiers of the surrounding dwellings/land is provided at Appendix 5, which was accompanied by a copy of the notice contained at Appendix 2. A map of the surrounding area, showing the extent of the letter drop, is displayed at Appendix 6.

- 3.7 An email and attached notice were issued to the following persons in their roles as Ward Councillors for the locality:
- **Councillors Mark Howells, Allan Morris, James Peterson and Andrew Sterry** as Ward Councillors for Lliswerry, the Ward in which the site lies.
- 3.8 A copy of the email issued to Ward Councillors is provided at Appendix 7.
- 3.9 An email and Notice were also issued to the following bodies in their roles as identified specialist consultees or adjoining landowners, in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:
- **Newport City Council Highways Authority** – as the development is likely to result in a material increase in the volume of traffic entering or leaving a classified road; the development involves the formation or alteration of a means of access to a highway; and as an adjoining landowner.
 - **NRW**- as the development involves the carrying out of works or operations banks of a river or stream and is situated with Flood Zone C2
 - **Dŵr Cymru Welsh Water** – as the water and sewerage undertaker concerned and the development involves new residential development.
 - **Fire and Rescue Authorities** – as the development involves the provision of 10 or more flats
- 3.10 A copy of the emails issued to specialist consultees is provided at Appendix 8.

4 Statutory pre-application consultation results

4.1 During the consultation period, the responses received can be summarised as follows:

- One response was received from local residents or interested parties
- No responses were received from Local Councillors.

4.2 Responses were received from three specialist consultees in the form of Natural Resources Wales (NRW), Dŵr Cymru Welsh Water (DCWW) and Fire and Rescue Authorities

4.3 Appendix 9 includes the responses received from NRW, DCWW and Fire and Rescue Authorities.

LOCAL RESIDENT /INTERESTED PARTIES COMMENTS

4.4 One comment was received from a local resident, which supported the development proposal. Extracts from their comment are included below:

'I've been looking at the building in photos and construction plans. It looks impressive'

STATUTORY BODIES' RESPONSES

4.5 **Natural Resources Wales (NRW)** raised concerns regarding flood risk, protected species, and land contamination. The site lies within Flood Zones 2/3 and a TAN15 Defended Zone. The submitted Flood Consequences Assessment (FCA) does not include a breach analysis and shows non-compliance with TAN15 due to predicted flooding of the car park, bin store, and highway access during major flood events.

4.6 NRW advises that while residential units are flood-free in design scenarios, other site elements exceed tolerable flood depths. An updated FCA including breach modelling is required. Safe access and egress remain unresolved and are a matter for emergency services. The site borders the River Usk SAC/SSSI, with potential impacts on otters. A lighting strategy must be submitted to prevent habitat disturbance. Timing restrictions for construction and piling near the river are recommended to protect otters and migrating shad.

4.7 A Construction Environmental Management Plan (CEMP) should be secured by condition to manage pollution, biodiversity, and site operations during development. Due to historic land use, NRW recommends conditions addressing piling risks, surface water infiltration, and remediation of unexpected contamination. These are necessary to protect groundwater and ensure safe development. NRW reserves the right to revise its advice if further information is submitted and reminds the applicant to secure all relevant permits and consents.

4.8 **Dŵr Cymru Welsh Water (DCWW)** has provided important technical observations which should be addressed as part of any future planning application. The site lies in close proximity to a mixed public sewerage system, including a 21" rising main, a 1200mm non-operational combined sewer, and a 175mm overflow pipe, which all cross the site. In accordance with the Water Industry Act 1991, DCWW requires unrestricted access to these assets at all times for maintenance and repair. Based on submitted plans, part of the proposed development appears to be located directly above the 21" rising main and within the protection zone (6m either side of centreline) of the 1200mm sewer.

4.9 DCWW notes that although the 21" rising main is described as "possibly redundant" in the drainage strategy, it remains in situ and therefore subject to full protection. A formal Deed of Release would be required to remove this and the non-operational sewer from DCWW's asset records. In the absence of such a release, both assets must be fully protected, and any development over or within their zones is not supported. Developers are advised to check title deeds for any legal covenants

related to these sewers and to contact DCWW's Plan and Protect team to confirm the exact location and depth of the infrastructure on site.

- 4.10 DCWW further advises that there may be additional unmapped public sewers or lateral drains present, transferred into public ownership under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Their presence could impact the proposal. Developers should undertake appropriate due diligence and consult DCWW directly to verify the status of all assets.
- 4.11 **South Wales Fire and Rescue Service** have reviewed and agree with the application; further comments can be expected from the Fire and Rescue Authorities at the full planning application stage.
- 4.12 Copies of the responses from NRW, DCWW and Fire and Rescue Authorities are included at Appendix 9.

5 The applicant's response

- 5.1 As required by the legislation governing the pre-application consultation, this section summarises the comments received and provides the applicant's response to each.

LOCAL RESIDENT / INTERESTED PARTIES COMMENTS

Comment | *'I've been looking at the building in photos and construction plans. It looks impressive'*

- 5.2 **Applicant's response:** The applicant welcomes this comment and has nothing further to add.

NATURAL RESOURCES WALES

- 5.3 In response to NRW's comments the applicant has commissioned an update to the Flood Consequences Assessment. The updated to this report demonstrates the suitability of the proposed development and describes the flood mitigation measures recommended to appropriately manage flooding at the site and responds to the NRW's concerns in the following ways:

NRW CONCERNS	JBA RESPONSE
Based on the proposed site levels of the various components of the development, the residential dwellings are predicted to be flood free during the 1 in 200 year (0.5%) plus climate change event 2123. The majority of the car park is predicted to be flood free during this event. However, flood depths of less than 0.21m are predicted across of the rest of the car park. The highway is also predicted to flood to a depth of 1.07m and the bin store to 1.51m. Therefore, the proposed development is not compliant with Figure 5 of TAN15.	JBA respond to this comment at paragraph 7.2.1 within their update to the Flood Consequences Assessment: The required design standard for new development is to be flood free during the 0.5% AEP tidal event, plus an allowance for climate change over the lifetime of development, as stated in section 11.7 of TAN-15. For Redevelopment, this threshold is a guide. The ground floor of the proposed building will have an FFL of 9.80m, 0.36m higher than the predicted flood level in the 2123 0.5% AEP plus climate change event and therefore meets this criterion. Many ancillary areas of the development, including the car park, access ramp, bin store and landscaping, are susceptible to flooding. However, the associated flood depths are predicted to be shallow, as detailed in Section 5.3.1, with the exception of some watercompatible areas of landscaping. Should a breach in the flood defences occur, flood depths in these ancillary areas may increase, but the property will remain flood free. Consequently, it is considered that the proposals meet the flood frequency requirements of TAN-15.
The FCA has not considered a breach assessment or provided justification for not assessing this during the 1 in 200 year plus climate change event in the FCA. We advise that this scenario should be included within an amended FCA, and this should be the design event for the 1 in 200 year plus climate change assessment.	JBA respond to this comment at paragraph 7.2.2 within their update to the Flood Consequences Assessment: The flood free thresholds relate to very serious but not extreme flood events. During extreme flood events there is recognition that it may not be possible to keep development flood-free. Figure 6 of TAN-15

	provides indicative tolerable flood depth and velocity conditions for the 0.1% AEP event, including an allowance for climate change. Up to 600mm of flooding is considered tolerable within More Vulnerable Developments. As stated in O, the thresholds may be applied with more flexibility for redevelopment where there are limitations on redesigning the development. Therefore, the thresholds outlined in Figure 6 of TAN-15 should be used as a guide for assessing development, and consideration should be given to the limitations of redesign. The proposed residential building will be flood free during the 0.1% AEP plus an allowance for climate change flood event over the lifetime of the development. The car park will flood to depths of between 200-650mm. Due to the unavoidable requirement to provide level access to the highway, the ramp access, bin store, and areas of planting (water-compatible development) are predicted to flood to greater depths in the worst-case scenario. This is unavoidably required to tie in with Corporation Road and the existing planning permission for residential development to the west of the site. Every effort has been made to reduce the flooding on the site by raising the levels to as high as practicable. It is therefore concluded that the proposals broadly align with the recommended tolerable conditions threshold and aims of TAN15.
Based on the proposed site levels, the residential dwellings are predicted to be flood free during the 1 in 1,000 year (0.1%) plus climate change event. All areas of the car park apart from the ramp are predicted to flood to depths of up to 0.51m and are therefore compliant with the suggested tolerable flood depths of 600mm within Figure 6 of TAN15. However, flood depths of up to 1.37m are predicted in the vicinity of the highway connection with the adjoining site. The bin storage area is predicted to flood to depths of 1.81m. These exceed the limits set out in Figure 6 of TAN 15.	JBA respond to this comment at paragraph 5.2 within their update to the Flood Consequences Assessment: We have carefully considered the requirement for breach modelling at this location. There are comparatively few flood defences in the immediate vicinity of the site. The defence on the Liswerry Pill is largely redundant due to the tidal flap on the Liswerry Pill outfall. This leaves the 160m length of earth embankment along the Southern Distributor slip road. This heavily vegetated embankment has a typical level of 9.30 mAOD, stands approximately 1m higher than the ground behind it, and has a width of at least 10m. The width of the embankment, modest height and heavy vegetation means that the embankment is likely to be tolerant to the effects of overtopping. Furthermore, in the most extreme 0.1% AEP plus climate change overtopping is predicted to last no longer than 1 hour. Given these factors, a significant failure of the flood embankment is regarded as extremely unlikely. Nevertheless, when advising on design levels, this assessment has used the predicted water levels in the River Usk adjacent to the site. These water levels represent a precautionary worst-case scenario, as they do not account for reductions in water levels as

	landforms and flood defences are overtopped. Consequently, these water levels are higher than the undefended or breach results. Therefore, no specific postdevelopment or breach modelling has been undertaken for this assessment
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DŴR CYMRU WELSH WATER

5.4 DCWW sought to make the applicant aware of the close proximity to a mixed public sewerage system that needs unrestricted access at all times.

5.5 **Applicant's response:** The applicant is aware of the close proximity to a mixed public sewerage system and this will be addressed directly with Welsh Water throughout the planning process.

FIRE AND RESCUE SERVICE

5.6 South Wales Fire and Rescue Service let us know that further comments will be made at the full application stage.

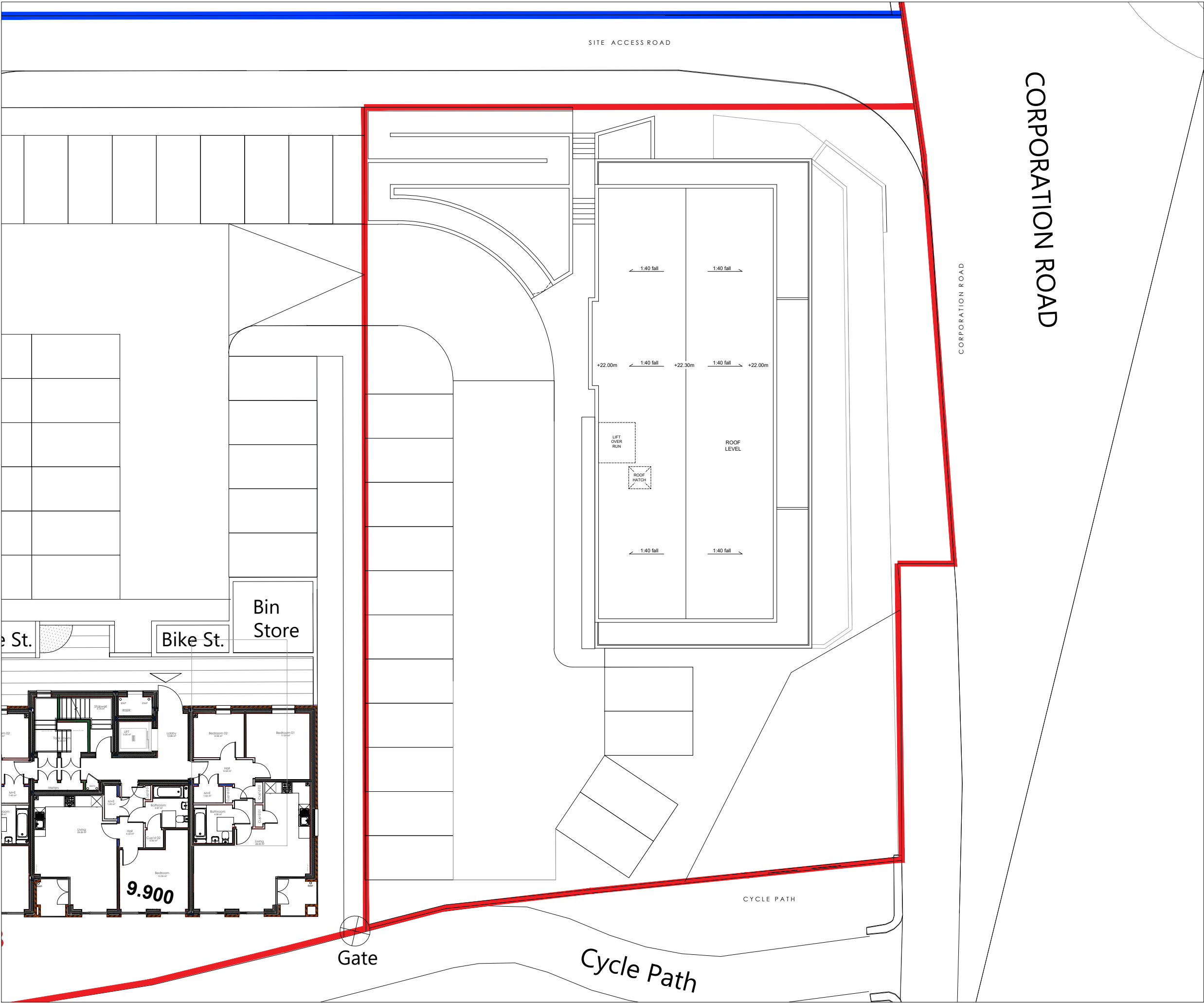
5.7 **Applicant's response:** South Wales Fire and Resue Service response is noted and requires no action.

5.8 Applicant comments have now been fed back to the highways officer as a part of the PAC process and we intent to pick up discussions at the appraisal stage.

6 Conclusion

- 6.1 This Pre-Application Consultation Report is submitted as part of a full application for the development of for Phase 2, Block A at The Crescent comprising of 14 residential units with access arrangements, parking and associated works at the former Transport Yard, Corporation Road, Newport. This Report is a statutory requirement and addresses all matters required by article 1 of the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.
- 6.2 It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with the guidance.
- 6.3 Alongside the planning application, this report demonstrates that the comments raised by the local community and statutory consultees have either been addressed as part of the application; justified in planning terms; or are not material planning considerations that require addressing.
- 6.4 The finalised proposals that form part of the planning application are therefore the result of an iterative process that has sought to engage the local community. It is also asserted that the development is entirely appropriate given its context, and for these reasons, as well as the considerations put forward in other supporting documents it is considered that Newport Council should recommend the approval of this planning application.

Appendix 1. Site Location Plan



01 Block A - Roof Plan
Scale 1:200 @ A3

REV.	DESCRIPTION	DATE
CLIENT Newport City Homes		
JOB TITLE Block A, Corporation Road		
DRAWING TITLE Block A Roof Plan		
SCALE @ A3 1:200	DATE October '19	DRAWN BY SC
JOB NO. 2119	DRAWING NO. S05 BLA_MP_RF_03 B	REVISION



10 Gold Tops
Newport
NP20 4PH

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e. info@hammond-ltd.co.uk

www.hammond-ltd.co.uk

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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.

Appendix 2. Site Notices



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

Purpose of this notice: This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the Local Planning Authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: The Crescent, Corporation Road, Newport.

I give notice that: Tai Hedyn Ltd

Is intending to apply for planning permission for: Phase 2, Block A at The Crescent comprising of 14 residential units with access arrangements, parking and associated works

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents.

Online at: <http://lrmp planning.com/public-consultation/>

Computer facilities are available to view this information online at: Llyfrgell Maindee Library, 79 Chepstow Road, Maindee, Newport NP19 8BY which is open: Monday 2.30pm - 5pm; Wednesday 10am - 5pm; Friday 2.30pm - 4.30pm; Saturday 10am - 1pm; and closed on Tuesday, Thursday and Sunday.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:

Email: admin@lrmp planning.com

Address: LRM Planning, 22 Cathedral Road, Cardiff, CF11 9LJ

All responses must be received by: Monday 29th September 2025

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmp planning.com
lrmp planning.com



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r Awdurdod Cynllunio Lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: Y Crescent, Corporation Road, Casnewydd

Rwyf yn hysbysu bod: Tai Hedyn Cyf

Yn bwriadu gwneud cais am ganiatâd cynllunio er mwyn: 2il gam, Bloc A yn y Crescent gan gynnwys 14 uned breswyl gyda threfniadau mynediad, parcio a gwaith cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn: <http://lrmp planning.com/public-consultation/>

Mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn: Llyfrgell Maindee, 79 Ffordd Casgwent, Maendy, Casnewydd NP19 8BY sydd ar agor: Dydd Llun 2.30yh – 5yh; Dydd Mercher 10yb – 5yh; Dydd Gwener 2.30yh - 4.30yh; Dydd Sadwrn 10yb – 1yh; ag ar gau ar Dydd Mawrth, Iau a Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglun â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn:

Cyfeiriad e-bost: admin@lrmp planning.com

Cyfeiriad: LRM Planning, 22 Heol y Gadeirlan, Caerdydd, CF11 9LJ

Rhaid derbyn pob ymateb erbyn: Dydd Llun 29^{ain} Medi 2025

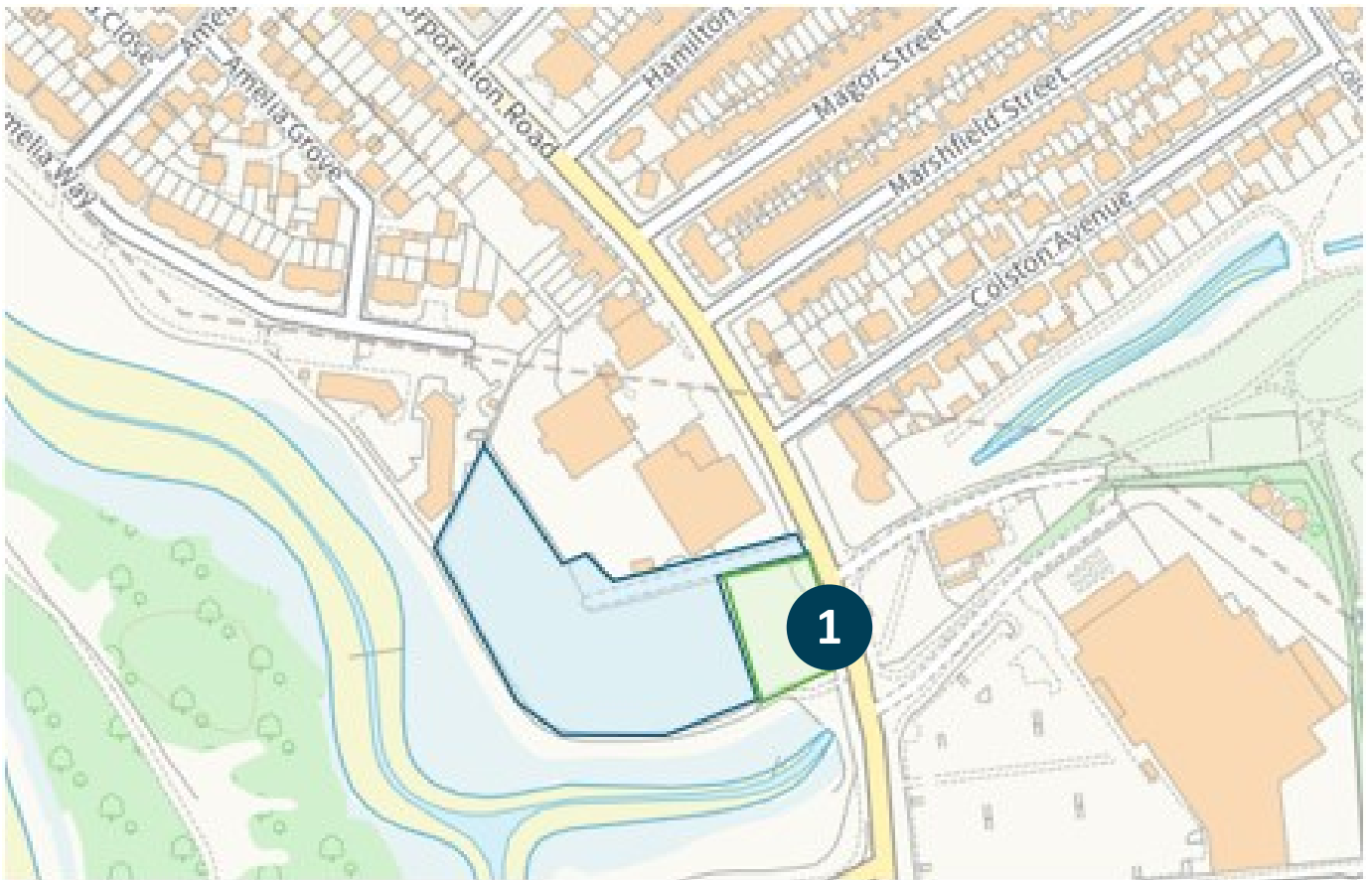
CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmp planning.com
lrmp planning.com

Appendix 3. Map and photographs of display of notices

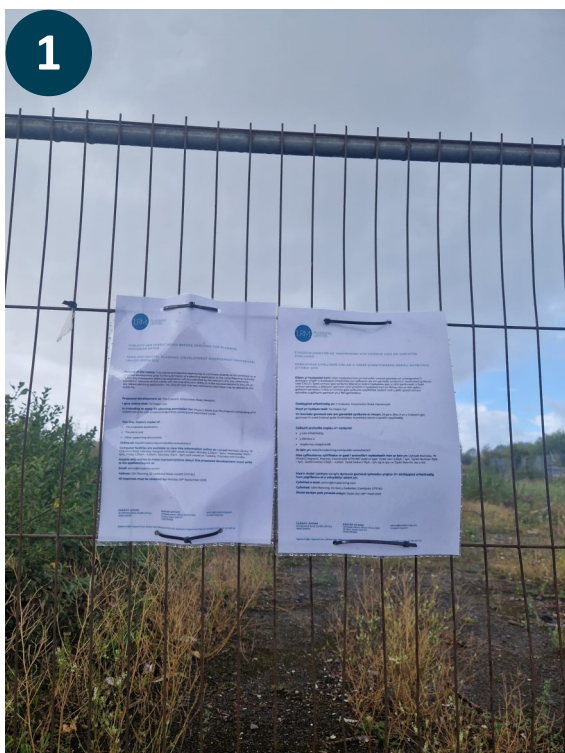
Photographs and aerial map of locations for display of Site Notices



Phase 1 site



Phase 2 Site



Appendix 4. Declaration



DECLARATION OF DISPLAY OF SITE NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

I give notice that:	LRM Planning Ltd.
On behalf of:	Tai Hedyn Ltd
Has correctly displayed bilingual site notices on site at:	Former Transport Yard, Corporation Road, Newport.
Advising interested parties of the intention to develop the site in respect of:	Proposed development of a New Student Accommodation development comprising of 42 units over a 6 storey building with a ground floor shared lounge and top floor shared terrace
On:	Monday 1 st September 2025
For a period of:	No less than 28 days
Declaration made by:	Alice Morgan, Assistant Planner, LRM Planning

For more details, including number of site notices and location of displayed site notices, please see accompanying Pre-Application Consultation Report.

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmpanning.com
lrmpanning.com

Appendix 5. Letter issued to neighbouring properties



Date: Monday 1st September 2025

Our Ref: AM/19.257

Owner or occupier

Dear Sir or Madam,

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**PROPOSED DEVELOPMENT OF PHASE 2, BLOCK A AT THE CRESCENT COMPRISING OF 14
RESIDENTIAL UNITS WITH ACCESS ARRANGEMENTS, PARKING AND ASSOCIATED WORKS AT
THE FORMER TRANSPORT YARD, CORPORATION ROAD, NEWPORT.**

LRM Planning has been appointed by Tai Hedyn Ltd in relation to a proposed development at Phase 2 Block A, The Crescent, Corporation Road. We are writing to you as a near neighbour of the site to provide the enclosed notice, which gives you the opportunity to comment directly to the applicant, prior to the formal planning application being made to the Local Authority.

The draft planning application, including full set of drawings, can be viewed by visiting <http://lrmpanning.com/public-consultation/> and then the link for 'Phase 2, The Crescent' Alternatively, visit the LRM homepage (www.lrmpanning.com) and click on 'Public Consultations', via the menu along the top of the screen. Should you wish to comment, please contact LRM Planning via the email or postal addresses provided below, or the enquires page on the website.

Following the consultation period of 28 days, the comments received will be reviewed, considered and responded to, in the form of a Pre-Application Consultation Report that will accompany the planning application, rather than via individual responses. The planning application will be submitted to Newport City Council for consideration soon thereafter. The deadline for comments on this application is Monday 29th September 2025. ***You will have an opportunity to comment directly to the Local Authority once the application is submitted.***

Yours faithfully,

LRM Planning Ltd

*Os hoffwch fersiwn Cymraeg o'r lythr hon, cysylltwch
ag LRM Planning, os gwelwch yn dda*

*Should you require a Welsh language version of this
letter, please contact LRM Planning*

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Proposed development at: The Crescent, Corporation Road, Newport.

I give notice that: Tai Hedyn Ltd

Is intending to apply for planning permission for: Phase 2, Block A at The Crescent comprising of 14 residential units with access arrangements, parking and associated works

You may inspect copies of:

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- The plans; and
- Other supporting documents.

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lrmp planning.com



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r Awdurdod Cynllunio Lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: Y Crescent, Corporation Road, Casnewydd

Rwyf yn hysbysu bod: Tai Hedyn Cyf

Yn bwriadu gwneud cais am ganiatâd cynllunio er mwyn: 2il gam, Bloc A yn y Crescent gan gynnwys 14 uned breswyl gyda threfniadau mynediad, parcio a gwaith cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn: <http://lrmp planning.com/public-consultation/>

Mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn: Llyfrgell Maindee, 79 Ffordd Casgwent, Maendy, Casnewydd NP19 8BY sydd ar agor: Dydd Llun 2.30yh – 5yh; Dydd Mercher 10yb – 5yh; Dydd Gwener 2.30yh - 4.30yh; Dydd Sadwrn 10yb – 1yh; ag ar gau ar Dydd Mawrth, Iau a Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglun â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn:

Cyfeiriad e-bost: admin@lrmp planning.com

Cyfeiriad: LRM Planning, 22 Heol y Gadeirlan, Caerdydd, CF11 9LJ

Rhaid derbyn pob ymateb erbyn: Dydd Llun 29^{ain} Medi 2025

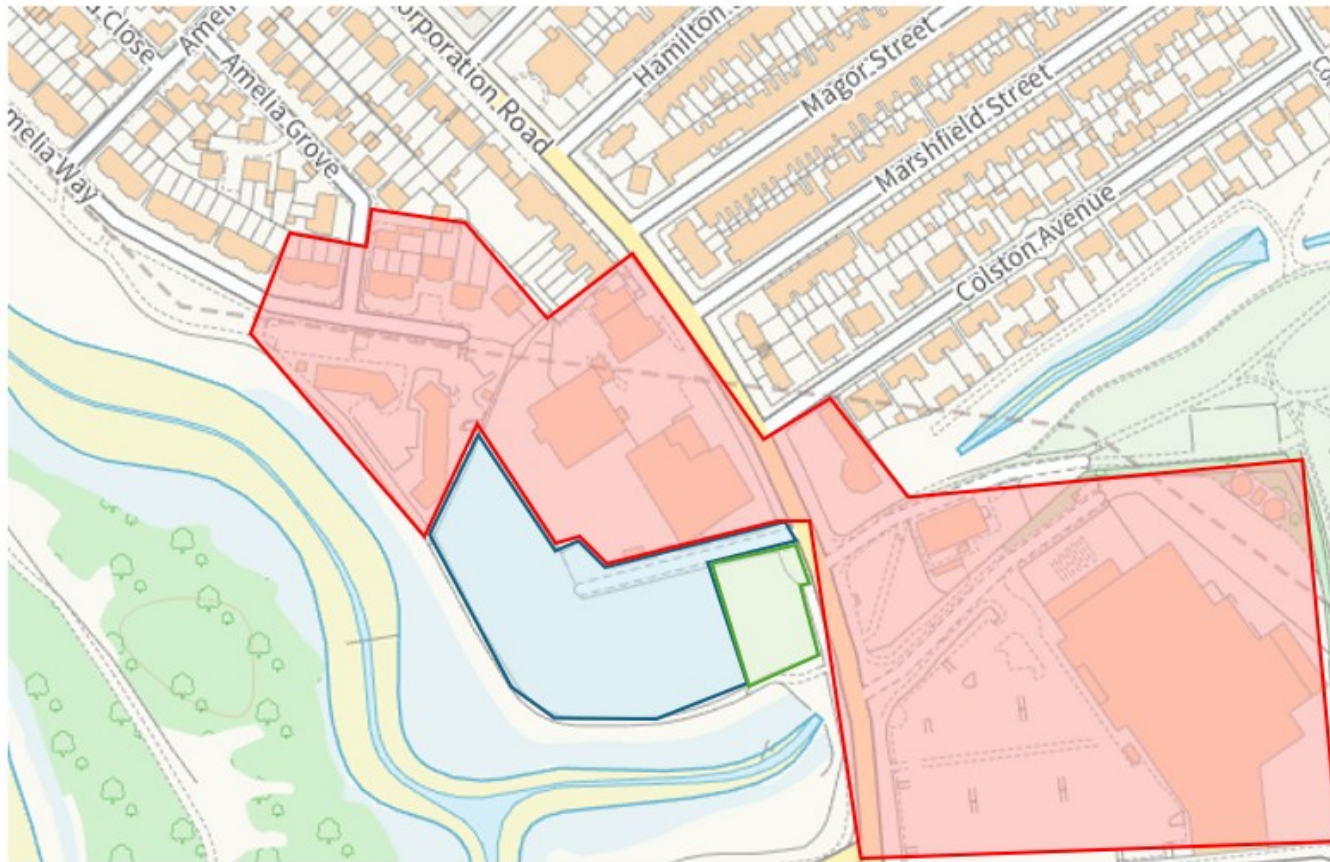
CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmp planning.com
lrmp planning.com

Appendix 6. Map showing the extent of letter drop

Map of surrounding streets showing extent of letter drop



Phase 2 Site



Phase 1 site



Consultation extent

Appendix 7. Email sent to ward councillors

Dear Councillors,

I am contacting you as part of the mandatory Pre-Application Consultation (PAC) exercise on planning applications for major development. This notice comprises a formal invitation to provide Pre-Application Consultation comments.

This relates to a full planning application for the proposed development of Phase 2, Block A at The Crescent comprising of 14 residential units with access arrangements, parking and associated works at the former Transport Yard, Corporation Road, Newport.

For transparency, this email is addressed to the following person:

- **Councillors Mark Howells, Allan Morris, James Peterson and Andrew Sterry** as Ward Councillors for Lliswerry, the Ward in which the site lies.

The formal notice attached provides information about the proposals, and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft Design & Access Statement, along with an array of other supporting documents.

To access this information, please follow the menu on the blue bar along the top of the webpage, click on 'Public Consultation', and then on '*Phase 2, The Crescent*' page.

The formal consultation begins on Monday 1st September 2025 and runs for 28 days until Monday 29th September 2025. In accordance with the requirements of article 2E of the Order, any response you wish to make must be received by this date.

Our advertisement of this development to neighbours is via display of site notice(s) and letter drop. The letter drop extends to the properties immediately adjoining and facing the development site and a number of properties in the surrounding area. You are of course more than welcome to inform residents beyond the immediate confines of the site, as you deem appropriate, who may also submit comments via the same means.

In addition, should you find it useful to discuss the proposals with members of the development team, please either email back or call on either of the below numbers, and we will seek to find a mutually convenient date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Appendix 8. Email sent to specialist consultees

Dear Sir/Madam,

I am writing to you as a specialist consultee to serve the attached notice. This notice comprises a formal request for Pre-Application Consultation comments under article 2D of the Order.

This relates to a full application for the construction of Phase 2, Block A at The Crescent comprising of 14 residential units with access arrangements, parking and associated works at the former Transport Yard, Corporation Road, Newport.

For transparency, this email is addressed to the following bodies/persons in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:

- **Newport City Council Highways Authority** – as the development is likely to result in a material increase in the volume of traffic entering or leaving a classified road; the development involves the formation or alteration of a means of access to a highway; and as an adjoining landowner.
- **NRW**- as the development involves the carrying out of works or operations banks of a river or stream and is situated with Flood Zone C2
- **Dŵr Cymru Welsh Water** – as the water and sewerage undertaker concerned and the development involves new residential development.
- **Fire and Rescue Authorities** – as the development involves the provision of 10 or more flats

The formal notice attached provides information about the proposals, and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with an array of other supporting documents.

To access this information, please follow the menu on the blue bar along the top of the webpage, click on 'Public Consultation', and then on '*Phase 2, The Crescent*'.

The formal consultation begins on Monday 1st September 2025 and runs for 28 days until Monday 29th September 2025 in accordance with the requirements of article 2E of the Order, any response you wish to make must be received by this date.

If you have any queries, please do not hesitate to contact me on the details provided below.

**Appendix 9. Responses received from specialist
consultees**

Via email to: admin@lrmp planning.com

Ein cyf/Our ref: CAS-287460-R4D1
Eich cyf/Your ref:
TheCrescentStatPreAP

Dyddiad/Date: 03 October 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED**

**BWRIAD/PROPOSAL: Phase 2, Block A the Crescent comprising 14
residential units with access arrangements, parking and associated works**

LLEOLIAD/LOCATION: The former Transport Yard, Corporation Road, Newport.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 01 September 2025.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding flood risk. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding protected sites, protected species, and land contamination on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

Flood Risk

The planning application proposes highly vulnerable development (14 residential dwellings). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and /or 3 (Sea) and TAN15 Defended Zone.

Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) provides advice on how this application should be considered in line with current planning policy. Our role is to provide detailed advice to the local planning authority on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult the Lead Local Flood Authority.

Therefore, we have reviewed the FCA undertaken by JBA dated August 2025 referenced JYV-JBAU-XX-XX-RP-Z-0001-S3-P03 fails to demonstrate that the potential risks and consequences of flooding are manageable for the reasons explained below.

We note that ground levels will be raised across the site to reduce the risk of flooding. The residential blocks will have a ground floor finished floor level (FFL) of 9.80m AOD. The proposed car park will be raised to between 9.10 to 9.50m AOD with a gradual decline in levels from east to west. To facilitate a connection to the existing highway, a ramp is proposed which will decrease site levels from 9.5m AOD to 8.24m AOD. The bin storage area will have a FFL of 7.8m AOD to provide level access to street level.

Frequency thresholds

The FCA indicates that the predicted flood level in the 1 in 200 year (0.5%) plus climate change event 2123 is 9.31m AOD. Therefore, the average flood depth across the site is 0.39m, with areas in the northwest of the site predicted to flood up to 0.75m.

Based on the above proposed site levels of the various components of the development, the residential dwellings are predicted to be flood free during this event. The majority of the car park is predicted to be flood free during this event. However, flood depths of less than 0.21m are predicted across of the rest of the car park. The highway is also predicted to flood to a depth of 1.07m and the bin store to 1.51m.

Therefore, the proposed development is not compliant with Figure 5 of TAN15.

The FCA recognises that the site is located within a TAN 15 Defended Zone, and that the defences will be overtopped during the extreme flood events. However, the FCA has not considered a breach assessment or provided justification for not assessing this during the 1 in 200 year plus climate change event in the FCA. We advise that this scenario should be included within an amended FCA, and this should be the design event for the 1 in 200 year plus climate change assessment.

Tolerable Conditions

The maximum flood level in the 0.1% plus climate change event is predicted to be 9.61m AOD. Whilst all residential units are predicted to be flood free during this event, the average flood depth across the site is predicted to be 0.91m with the northern part of the site predicted to experience more significant flood depths of up to 1.35m.

Based on the above proposed site levels, the residential dwellings are predicted to be flood free during this event. All areas of the car park apart from the ramp are predicted to flood to depths of up to 0.51m and are therefore compliant with the suggested tolerable flood depths of 600mm within Figure 6 of TAN15. However, flood depths of up to 1.37m are predicted in the vicinity of the highway connection with the adjoining site. The bin storage area is predicted to flood to depths of 1.81m.

Section 5.3 of the FCA states that *“access and egress to and from the proposed development site may be restricted due to the significant flood depths present across Newport in both the 1 in 200 year plus climate change and the 1 in 1000 year plus climate*

change scenario". We do not comment on whether safe access and egress can be achieved to and from a site as this is a matter for emergency services to determine.

In summary, the FCA demonstrates that the residential element of the development is predicted to be flood free during the 1 in 200 year plus C.C event but other elements of the development are predicted to flood in this event. This is not compliant with figure 5 of TAN15. In addition, a breach analysis has not been undertaken.

Similarly, in the 1 in 1000 year event plus C.C event, the residential element of the development is predicted to be flood free and the car parking will be within the tolerable limits in TAN 15, however, the other elements of the proposal are predicted to flood to depths in excess of the limits set out in figure 6 of TAN 15.

The FCA provides justification as to why these elements cannot be raised to eliminate the risk of flooding, which include limiting any third-party impacts and tying into existing infrastructure. It will be for the LPA to be satisfied the predicted flooding consequences, as outlined above, are acceptable.

European Protected Species and Protected Sites

The proposal lies adjacent to the River Usk, which at this location is designated as a Special Area of Conservation (SAC) and Special Site of Scientific Interest (SSSI). The otter is a feature of both the SAC and SSSI.

We note that an updated walkover survey was undertaken in July 2025 which is detailed in the Ecology Summary Note, by Soltsbrewster, dated July 2025. Although no evidence of otter was found during the walkover survey, adjacent habitats are considered suitable for use by commuting otter and they are known to inhabit the nearby area.

Given the potential for the proposed development to impact protected species through lighting during construction and operation, a lighting strategy should be submitted. This should demonstrate how lighting will be designed (during construction and operation) to avoid illumination of the river corridor and any scrub habitat for retention.

Condition 1

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of external lighting to be used
- Drawings setting out light spillage in key sensitive areas
- Details of lighting to be used both during construction and/or operation
- Measures to monitor light spillage once development is operational

The lighting shall be installed and retained as approved during construction and operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species and protected sites.

Conditions 2 and 3: European Protected Species and Protected Sites

We note that the Ecology Summary Note recommends timings for construction works near the inlet to be timed to avoid the period around sunrise and sunset (one hour prior and post respectively) to avoid times when Otters are most likely to be active.

In addition to this, any piling within 30 metres of the riverbank (mean high tide level) should be timed to avoid the shad migration period (March to June inclusive). Where piling cannot be avoided during the shad migration period (March to June inclusive) and is within 30 meters of the mean high tide level, non-percussive piling methods should be used and must only take place on a falling tide from 1 hour after high tide to 1 hour before low tide. Please note that this is separate from condition 5 below relating to land contamination.

We advise that these controls are secured by condition to any planning permission granted by the LPA.

Condition 4 Construction Environmental Management Plan

Also given the sensitive nature of the SAC/SSSI we would advise the LPA that a planning condition is secured requiring the submission of a Construction Environmental Management Plan to prevent pollution to the SAC/SSSI.

No development including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Best practices regarding pollution prevention can be found in the GPP documents: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business](#).

Land potentially affected by Contamination

It is understood that the site comprises previously developed land, historically used as a tip and as a builder's yard, yet is it currently vacant. It is understood that contaminated land conditions were placed on outline application (Condition 3 on planning reference 18/0973), for which this phase 2 site was included within the red line boundary and therefore subject to assessment. It is understood that remedial works with respect to controlled waters comprised quarterly groundwater monitoring. Some aspects of the Condition (for example verification of remediation – part d of Condition 3) still remain associated with that outline application. It is therefore considered that contaminated land aspects at this site have been managed under outline application 18/0973.

It is unknown if piling will be required for this proposal. Therefore, due to the risks associated with the potential creation of new pathways at the site. Should a piled foundation solution be required, then we would request a piling works risk assessment to be undertaken.

It is understood from the SAB Compliance Report (Quad Consult, Revised August 2025) that surface water from the proposed development will not be discharged via infiltration to ground. Due to the historical land uses at the site and the potential for contamination to be present, infiltration of surface water would potentially give risk to mobilisation of contamination. At this stage, formal drainage plans do not appear to have been confirmed, therefore depending on the plans submitted with any future application, a condition to manage infiltration of surface water may or may not be required.

In the absence of additional information being provided with any future planning application we would recommend to the local authority that they should only grant planning permission for this scheme if the conditions listed below are attached to the planning permission:

Condition 5

No development or phase of development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority.

The piling/foundation designs shall be implemented in accordance with the approved details.

Justification:

Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Condition 6

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Condition 7

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

The advice in this letter relates to matters which are included on our [consultation topics list](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Claire McCorkindale

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Miss ALICE MORGAN
Irmpanning
LRM Planning,
22 Cathedral Road,
Cardiff,
CF11 9LJ

Date: 22/09/2025
Our Ref: PPA0009621

Dear Miss Morgan

Grid Ref: 332889 187069

Site Address: Former Transport Yard, Corporation Road, Newport

Development: 2D-Proposed re-development of the former Transport Yard Corporation Road Newport, Phase 2 comprising of 14 residential units with access arrangements, parking and associated works

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to Phase 2 of the proposed re-development of the former Transport Yard Corporation, comprising 14 residential units, and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the close proximity of a mixed sewerage system, comprising combined and foul public sewers, which drains to Nash Wastewater Treatment Works (WwTW).

This site is crossed by several public sewerage assets, including a 21" rising main, 175mm overflow pipe and 1200mm non-operational combined sewer, with their approximate positions being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the 'Block A – Roof Plan' (Drawing No. S05-BLA_MP_RF_03_B), it appears the proposed development would be situated directly above the 21" rising main and within the protection zone of the 1200mm non-operational combined sewer, measured 6 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site. It appears the development is suitably set back from the protection zone of the 175mm overflow pipe.

Whilst the accompanying 'SAB Compliance & Drainage Strategy' refers to the 21" rising main as "possibly redundant", it is technically still in situ and therefore would require a formal deed of release application, in conjunction with the 1200mm non-operational combined sewer, to remove the asset from our records. In the meantime, in the absence of an application, our strong recommendation is that the site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

In this instance we acknowledge receipt of a 'SAB Compliance & Drainage Strategy', which appears to indicate proposals to dispose surface water flows into a surface water body. It is therefore recommended that the developer consult with NRW, as the regulatory body and Newport City Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the foul sewer at or downstream of manhole ST32879108 located in the road northeast of the site. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

Foul Water Drainage – Sewage Treatment

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

Potable Water Supply

We anticipate this development will require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage.

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 6" diameter CI watermain at approx 332961, 187109. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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

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

Yours faithfully,

Matthew Lord
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni ‘nid-er-elw’.

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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.



Dŵr Cymru
Welsh Water

PPA0009621



LEGEND(Representative of most common features)

Waste network

	Foul chamber		Outfall
	Surface water chamber		Lampole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement

NB: Sewer symbol colour indicates the type.

RED	- Combined		Private Sewer Transfer
GREEN	- Surface Water		Latent Drain
BROWN	- Foul		Inspection Chamber

Notes:

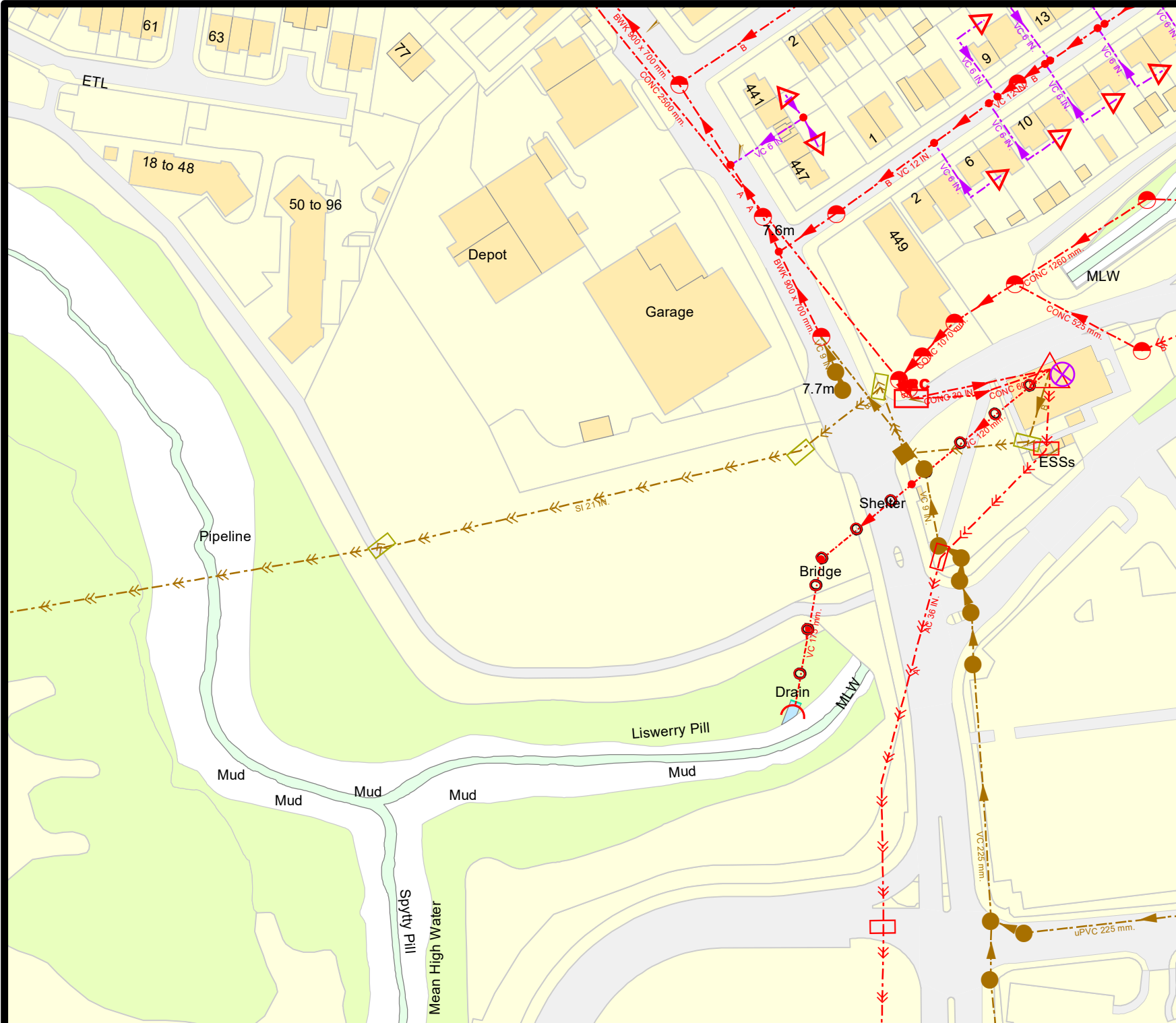
Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dair Cybera Cyllyngedd (The Company) gives this information as to the position of its underground apparatus by way of general guidance only and is not the strict underpinning 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 the vicinity of the company's apparatus. The usual of locating apparatus before carrying out any excavations must entirely on you. The information which is supplied by the Company, should be in accordance with statutory requirements of sections 150 and 151 of the Water Industry Act 1991. It should be based upon the best information available to the Company and be prejudicial to the general safety of the public. It should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or any other structures or apparatus which may be present in the ground. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 332890,187074
Map scale: 1:1400
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Printed on: 22 Sep 2025





Dŵr Cymru
Welsh Water

PPA0009621



LEGEND

Clean network:	Sluice valve	Stop tap
	Pressure reducing valve	Water Treatment Works
	Meter	Water Pumping Station
	Bulk meter	Existing main
	Hydrant	Non-operational main
	Cap end	Raw Water
	Air valve	

NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cymru (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the 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 the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made within its own premises. The information is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 106 of the Water Industry Act 1991 which in cases opens the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus and before 1 September 1992, or if they do, the particular detail including the position underground may not be accurate. It must be understood that the furnishing of this information is solely without prejudice to the provisions of the New Roads and Street Works Act 1991 and 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
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Map Ref: 332890,187074
Map scale: 1:1400
Printed by: Carys Barwell
Printed on: 22 Sep 2025

From: [Mann, Jason](#)
To: [Alice Morgan](#)
Subject: RE: Phase 2, Block A, The Crescent, Corporation Road, Newport [Filed 11 Sep 2025 16:03]
Date: 11 September 2025 16:03:31
Attachments: [image002.png](#)
[image004.png](#)

You don't often get email from j-mann@southwales-fire.gov.uk. [Learn why this is important](#)

Hi Alice,

Comments will be made at the full planning stage if necessary.

Apologies for the confusion.

Kind regards,

Jason Mann

Jason Mann
Rheolwr Gorsaf

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From: Alice Morgan <alicemorgan@lrmpplanning.com>
Sent: 11 September 2025 15:59
To: Mann, Jason <J-Mann@southwales-fire.gov.uk>
Subject: RE: Phase 2, Block A, The Crescent, Corporation Road, Newport

Hi Jason,

Thanks for your email regarding the pre-planning consultation for The Crescent.

Just to clarify, when you mentioned that the Fire Authority *currently has comments*, are these comments you wish to make at the pre-planning consultation stage or, do you intended to just submit comments at the full planning stage?

Kind regards,
Alice



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From: Mann, Jason <J-Mann@southwales-fire.gov.uk>

Sent: 10 September 2025 12:17

To: Alice Morgan <alicemorgan@lrmplanning.com>

Subject: Phase 2, Block A, The Crescent, Corporation Road, Newport [Filed 10 Sep 2025 13:14]

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The Fire Authority currently has comments on the above pre-planning consultation.

Further comment may be made at the full planning stage.

Kind regards,

Jason Mann

Jason Mann
Rheolwr Gorsaf

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INVESTORS IN PEOPLE®

We invest in wellbeing Silver
Rydym yn buddsoddi mewn llesiant Arian

- - - -

Mae'r neges e-bost hon ac unrhyw ffeiliau sydd ynghlwm wrthi yn gwbl gyfrinachol ac wedi'u bwriadu at sylw y person neu sefydliad y maent wedi eu cyfeirio ato yn unig. Na chaniateir i chi adolygu, ailanfon, lledaenu na defnyddio'r wybodaeth uchod ar unrhyw gyfrif: peidiwch a chymryd unrhyw gamau o ganlyniad a gan ddibynnu arni. Os ydych chi wedi derbyn y neges e-bost hon ar gam, wnewch chi hysbysu'r anfonnydd ar unwaith a dileu'r e-bost a'i chynnwys oddi ar eich system os gwelwch yn dda. Barn neu safbwyntiau'r awdur yw'r rhai a fynegir yn y neges e-bost hon ac nid ydynt yn adlewyrchu o anghenraid barn neu safbwyntiau Gwasanaeth Tan Ac Achub De Cymru onis dywedir yn bendant fel arall. Bydd pob eitem o bost a anfonir i'r cyfeiriad hwn yn cael ei monitro gan sustem e-bost corfforaethol y Gwasanaeth Tan ac efallai y caiff ei harchwilio gan berson arall, sy ddim o reidrwydd y derbynnydd gwreiddiol, er mwyn dod o hyd i ddefnydd o ddeunydd anaddas neu dorri rheolau polisiau. Os nad yw hyn yn dderbyniol i chi, peidiwch a defnyddio'r dull yma o gyfathrebu a Gwasanaeth Tan Ac Achub De Cymru.

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi.

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We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

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