

PRE-APPLICATION  
CONSULTATION  
REPORT

**Demolition of Fire Damaged Industrial Unit and Replacement  
Building**

December 2024

## Summary

### Proposal:

Demolition of fire damaged structural steel frame and replacement with building of same dimensions and finishes.

### Location:

Unit 3A to 3B Nash Mead Newport

### Date:

December 2024

### Project Reference:

1238594

### Client:

B P Rolls

### Product of:

Steve Morgan Associates Limited  
9 Clytha Park Road  
Newport  
NP20 4PB

### Prepared by:

Steve Morgan

### Approved by:

Steve Morgan

### Disclaimer:

*This report has been prepared for the sole and exclusive use of B P Rolls from whom it was commissioned and has been prepared in response to their particular requirements and brief. This report may not be relied upon by any other party.*

*The Contracts (Rights of Third Parties) Act 1999 shall not apply to this report and the provisions of the said Act are expressly excluded from this report. This report may not be used for any purpose other than that for which it was commissioned. This report may not be reproduced and/or made public by print, photocopy, microfilm, or any other means without the prior written permission of Steve Morgan Associates Limited.. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the Site. Much of the information presented in this report is based on information provided by others. That information has neither been checked nor verified by Steve Morgan Associates Ltd.*



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Responses received from specialist consultees.

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Responses received from local councillors.

### **Appendix E**

Responses received from adjacent landowners.

## **Introduction**

- 1.1 Steve Morgan Associates Limited have been instructed by B P Rolls to prepare a Section 2F – Pre-Application Consultation Report (PAC) in respect of the proposed works at 3A and 3B Nashmead, Newport.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F).
  - Publicity before application for Planning Permission (Section 2C).
  - Consultation before applying for Planning Permission (Section 2D); and
  - Duty to respond to pre-application consultation (Section 2E).
- 1.4 The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (“the Amendment Order”) came into force on the 19<sup>th</sup> May 2020 in response to the COVID-19 pandemic which resulted in enforced social distancing measures and the closure of many public buildings, including libraries. As such, the requirements of Article 2C(1) of the 2016 Order could not be fully complied with.
- 1.5 The Amendment Order temporarily suspended the requirement to make information available for inspection at a location in the vicinity of the proposed development.
- 1.6 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and the Amendment Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.

### **Introduction (Cont....)**

- 1.7 In accordance with section 2F (2) and 2G of the Amendment Order this report includes;
- a) a copy of the site notice and a plan showing its locations.
  - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
  - c) a list of the addresses of adjoining landowners or occupiers;
  - d) copies of all notices given to community consultees.
  - e) copies of all notices given to specialist consultees.
  - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
  - g) a summary of all issues raised by community and specialist consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
  - h) copies of all responses received from community and specialist consultees.
- 1.8 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Section 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Sections 5, 6 & 7 outline the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

### **Statutory publicity before applying for planning permission**

- 2.1 In accordance with Section 2C of the 2016 Order and Section 2G of the Amendment Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 23<sup>rd</sup> September 2024 to the 22<sup>nd</sup> October 2024 inclusive. A copy of the site notice is contained at Appendix A.
  - Steve Morgan Associates Ltd hereby declare on behalf of B P Rolls that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order and the Amendment Order have been complied with.
  - Made the full draft planning package available for inspection at the offices of Steve Morgan Associates Ltd from the 23<sup>rd</sup> September 2020 until the 22<sup>nd</sup> October 2024 inclusive.

## **Statutory publicity before applying for planning permission (Cont....)**

### **List of Proposed Plans**

- GA-01 Existing Elevations
- GA-02 Site Location Plan
- GA-03 Proposed Elevations
- GA-04 Proposed floor and roof plan
- GA-05 Existing floor and roof plan
- GA-06 Existing sit plan
- GA-07 Proposed Site plan

### **List of Documents**

|                                 |     |
|---------------------------------|-----|
| Applications forms              | SMA |
| Construction Environmental Plan | SMA |
| Green Infrastructure Plan       | SMA |
| Design and Access Statement     | SMA |

**Statutory publicity before applying for  
planning permission (Cont....)**

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent.

**Consultation before applying for planning permission.**

- 3.1 In accordance with Section 2D of the 2016 Order and Section 2G of the Amendment Order, the applicant has undertaken consultation with all local councillors and specialist consultees.

**Community Consultees (Schedule 1B)**

- 3.2 The applicant has undertaken consultation with the following consultees.

Local Ward Members

Councillor Allan Morris  
Councillor Andrew Sterry  
Councillor James Peterson  
Councillor Mark Howells

- 3.3 A copy of all notices issued to local councillors is contained within Appendix C.

**Specialist Consultees (Schedule 1C)**

- 3.4 The applicant has undertaken consultation with the following specialist consultees.

- Dŵr Cymru/Welsh Water
- NRW

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix D.

**Other consultees**

- 3.6 No further consultations were undertaken.



### **Response to the statutory publicity**

- 4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- Site notice was displayed on/adjacent to the site.
- 4.3 No responses were received between the date of issuing the letter and the time of the application submission.

### **Response to the local councillors**

- 5.1 No response was received from local councillors;

### **Response to specialist consultees**

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix E. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

### **Dŵr Cymru Welsh Water**

#### **Concerns raised.**

The development will be subject to Statutory standards for sustainable urban systems.

Any connections to the foul sewer, which has the capacity to accommodate the discharge from the development, must be discharged to a specific location.

## **Response to specialist consultees (Cont....)**

### **Comment**

It is proposed to make a SAB application for the development.

The existing connection has been retained. No new connection is proposed.

## **Natural Resources Wales**

### **Concerns raised.**

The developer should be made aware of the potential flood risks and advised to install flood proofing measures as part of the development.

## **Response to specialist consultees (Cont.....)**

### **Comment**

Existing flood proofing measures have been retained in the proposed development.

## **Response to other consultees**

- 7.1 No comments were received from neighbouring landowners

## Conclusion

- 8.1 Steve Morgan Associates Limited have been instructed by Morspan on behalf of BP Rolls to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed development which involves the reconstruction of the fire damaged building.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and Section 2G of the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order and 2G of the Amendment Order, the forthcoming application has been publicised, consulted upon, and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with Article 2G (7) (cb) of the Amendment Order 1 any request for hard copies that was received would result in the issue of a full copy of the PAC documentation. No requests were received.
- 8.6 In accordance with Article 2C (4) (3A), the application was not submitted before the end of the period of 14 days beginning with the day on which the last document was issued.
- 8.7 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order and Section 2G of the Amendment Order have been satisfied.

**Appendix A - Copy of Site Notice and map showing location.**



Figure 1

Site notice location plan



Figure 1  
Site notice location plan



Figure 2  
Location 1



Figure 3  
Location 2





Figure 4  
Location 3

**Appendix B - List of the addresses of adjoining  
landowners and/or occupiers and a copy of the draft letter  
issued**

| <b>COMPANY</b>                        | <b>ADDRESS</b>                          |
|---------------------------------------|-----------------------------------------|
| Lorry Park (Newport) Ltd              | Unit 8, Nashmead, Newport,<br>NP19 4SU  |
| Can Freight Limited                   | Unit 8, Nashmead, Newport,<br>NP19 4SU  |
| Mason and Reynolds Holdings Ltd       | Unit 8, Nashmead, Newport,<br>NP19 4SU  |
| Carlsberg Marston's Brewing Co Ltd    | Unit 4, Nashmead, Newport,<br>NP19 4SU  |
| Kintetsu World Express (U.K.) Limited | Unit 1, Nashmead, Newport,<br>NP19 4SU  |
| Loomis UK                             | Unit 2B, Nashmead, Newport,<br>NP19 4SU |
| Fagan and Whalley Limited             | Nashmead, Newport, NP19 4SU             |
| Cartwright Group                      | Nashmead, Newport, NP19 4SU             |
| Sied                                  | Unit 2B, Nashmead, Newport,<br>NP19 4SU |
| Newport Truck Park                    | Unit 8, Nashmead, NP19 4SU              |



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

Can Freight Limited  
Unit 8  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/02  
18<sup>th</sup> September 2024

To The Owner/Occupier

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

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

A planning application will shortly be submitted by Steve Morgan Associates Limited for the demolition of a fire industrial unit and replacement building at Nashmead, Newport, NP19 8SU.

Developers are required, as part of the statutory pre-application consultation process, to send a copy of the enclosed notice to adjoining site neighbours and community consultees to provide details of where a copy of the draft application can be viewed and where to send any comments you may have in relation to the proposals. You have therefore been sent this letter as you may own or have an interest in land adjacent to the site.

If you wish to make representations about this proposed development you must email the agent at [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk) or write to the address below within 28 days of the date of this letter.

Yours faithfully  
For Steve Morgan Associates Limited

Steve Morgan Beng (Hons) CEng MICE

Director

e-mail: [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)  
Direct dial: 01633 266244  
Enc.site notice under articles 2C and 2D

# Proposed Reconstruction, Unit 3, Queensway Meadows Industrial Estate

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR  
PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – Town and  
Country Planning (Development Management Procedure) (Wales) Order 2012.

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Notice is given that BP Rolls is intending to apply for planning permission for the reconstruction of a fire damaged portal frame building at Unit 3, Queensway Meadows Industrial Estate.

This notice provides the opportunity to comment directly to the developer (BP Rolls) on the proposals prior to the submission of a planning application to Newport City Council. Any subsequent planning application will be publicised by Newport City Council. Comments provided in response to this notice will not prejudice your ability to make representations to Newport City Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is at Unit 3, Queensway Meadows Industrial Estate, NP19 4SU. The site location is illustrated on the map below.



You may inspect copies of the proposed application, plans, and other supporting documents by contacting Steve Morgan Associates Ltd using one of the methods below:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

---

Date: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Rhoddir rhybudd bod BP Rolls yn bwriadu gwneud cais am ganiatâd cynllunio i ailadeiladu adeilad ffrâm borth a ddifrodwyd gan dân yn Uned 3, Stad Ddiwydiannol Queensway Meadows.

Mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr (BP Rolls) ar y cynigion cyn cyflwyno cais cynllunio i Gyngor Dinas Casnewydd. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan Gyngor Dinas Casnewydd. Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Gyngor Dinas Casnewydd ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

---

Dyddiad: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

Carlsberg Marston's Brewing Co Ltd  
Unit 4  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/04  
18<sup>th</sup> September 2024

To The Owner/Occupier

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ORDER 2012**

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For Steve Morgan Associates Limited

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e-mail: [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)  
Direct dial: 01633 266244  
Enc.site notice under articles 2C and 2D



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SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR  
PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – Town and  
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Please respond by:

Signed: Steve Morgan

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Date: 16/09/24

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CONSULTING ENGINEERS

# Ailadeiladu Arfaethedig,

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9 Ffordd Clytha Park, NP204PB



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Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS





**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

Cartwright Group  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/08  
18<sup>th</sup> September 2024

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@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES**  
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Fagan and Whalley Limited  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/07  
18<sup>th</sup> September 2024

To The Owner/Occupier

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Yours faithfully  
For Steve Morgan Associates Limited

Steve Morgan Beng (Hons) CEng MICE

Director

e-mail: [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)  
Direct dial: 01633 266244  
Enc.site notice under articles 2C and 2D

# Proposed Reconstruction, Unit 3, Queensway Meadows Industrial Estate

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR  
PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – Town and  
Country Planning (Development Management Procedure) (Wales) Order 2012.

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Notice is given that BP Rolls is intending to apply for planning permission for the reconstruction of a fire damaged portal frame building at Unit 3, Queensway Meadows Industrial Estate.

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The proposed development is at Unit 3, Queensway Meadows Industrial Estate, NP19 4SU. The site location is illustrated on the map below.



You may inspect copies of the proposed application, plans, and other supporting documents by contacting Steve Morgan Associates Ltd using one of the methods below:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

---

Date: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Rhoddir rhybudd bod BP Rolls yn bwriadu gwneud cais am ganiatâd cynllunio i ailadeiladu adeilad ffrâm borth a ddifrodwyd gan dân yn Uned 3, Stad Ddiwydiannol Queensway Meadows.

Mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr (BP Rolls) ar y cynigion cyn cyflwyno cais cynllunio i Gyngor Dinas Casnewydd. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan Gyngor Dinas Casnewydd. Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Gyngor Dinas Casnewydd ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

---

Dyddiad: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

Kintetsu World Express (U.K.) Limited  
Unit 1  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/05  
18<sup>th</sup> September 2024

To The Owner/Occupier

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

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9 Clytha Park Road, NP20 4PB



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Please respond by:

Signed: Steve Morgan

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Date: 16/09/24

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**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
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Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

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**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

Loomis UK  
Unit 2B  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/06  
18<sup>th</sup> September 2024

To The Owner/Occupier

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ORDER 2012**

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Director

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9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

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Date: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
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Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

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**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

Lorry Park (Newport) Limited  
Unit 8  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/01  
18<sup>th</sup> September 2024

To The Owner/Occupier

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Steve Morgan Beng (Hons) CEng MICE

Director

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Direct dial: 01633 266244  
Enc.site notice under articles 2C and 2D



**STEVE MORGAN ASSOCIATES LIMITED**

9 Clytha Park Road Newport S Wales NP20 4PB

T - 01633 266244 E - [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) W - [www.smalimited.co.uk](http://www.smalimited.co.uk)

DIRECTORS: S.R. Morgan B.Eng. (Hons) C.Eng., M.I.C.E. C.M. Morgan M.A.

COMPANY REGISTRATION No. 3017868





**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES LIMITED**

9 Clytha Park Road Newport S Wales NP20 4PB

T - 01633 266244 E - [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) W - [www.smalimited.co.uk](http://www.smalimited.co.uk)

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# Proposed Reconstruction, Unit 3, Queensway Meadows Industrial Estate

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9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

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Date: 16/09/24

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**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
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Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



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Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



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Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

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CONSULTING ENGINEERS





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COMPANY REGISTRATION No. 3017868



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Please respond by:

Signed: Steve Morgan

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Date: 16/09/24

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CONSULTING ENGINEERS

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Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

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**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

Mason and Reynolds Holdings Limited  
Unit 8  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/03  
18<sup>th</sup> September 2024

To The Owner/Occupier

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

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

A planning application will shortly be submitted by Steve Morgan Associates Limited for the demolition of a fire industrial unit and replacement building at Nashmead, Newport, NP19 8SU.

Developers are required, as part of the statutory pre-application consultation process, to send a copy of the enclosed notice to adjoining site neighbours and community consultees to provide details of where a copy of the draft application can be viewed and where to send any comments you may have in relation to the proposals. You have therefore been sent this letter as you may own or have an interest in land adjacent to the site.

If you wish to make representations about this proposed development you must email the agent at [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk) or write to the address below within 28 days of the date of this letter.

Yours faithfully  
For Steve Morgan Associates Limited

Steve Morgan Beng (Hons) CEng MICE

Director

e-mail: [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)  
Direct dial: 01633 266244  
Enc.site notice under articles 2C and 2D

# Proposed Reconstruction, Unit 3, Queensway Meadows Industrial Estate

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR  
PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – Town and  
Country Planning (Development Management Procedure) (Wales) Order 2012.

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Notice is given that BP Rolls is intending to apply for planning permission for the reconstruction of a fire damaged portal frame building at Unit 3, Queensway Meadows Industrial Estate.

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The proposed development is at Unit 3, Queensway Meadows Industrial Estate, NP19 4SU. The site location is illustrated on the map below.



You may inspect copies of the proposed application, plans, and other supporting documents by contacting Steve Morgan Associates Ltd using one of the methods below:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

---

Date: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Rhoddir rhybudd bod BP Rolls yn bwriadu gwneud cais am ganiatâd cynllunio i ailadeiladu adeilad ffrâm borth a ddifrodwyd gan dân yn Uned 3, Stad Ddiwydiannol Queensway Meadows.

Mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr (BP Rolls) ar y cynigion cyn cyflwyno cais cynllunio i Gyngor Dinas Casnewydd. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan Gyngor Dinas Casnewydd. Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Gyngor Dinas Casnewydd ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

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CONSULTING ENGINEERS





**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

Newport Truck Park  
Unit 8  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/10  
18<sup>th</sup> September 2024

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Steve Morgan Beng (Hons) CEng MICE

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Steve Morgan Associates Ltd  
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Please respond by:

Signed: Steve Morgan

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Date: 16/09/24

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**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
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Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

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Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



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Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

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**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

Lorry Park (Newport) Limited  
Unit 8  
Nashmead  
Newport  
NP19 8SU

SRM/sm/1238594/01  
18<sup>th</sup> September 2024

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Steve Morgan Beng (Hons) CEng MICE

Director

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Enc.site notice under articles 2C and 2D



**STEVE MORGAN ASSOCIATES LIMITED**

9 Clytha Park Road Newport S Wales NP20 4PB

T - 01633 266244 E - [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) W - [www.smalimited.co.uk](http://www.smalimited.co.uk)

DIRECTORS: S.R. Morgan B.Eng. (Hons) C.Eng., M.I.C.E. C.M. Morgan M.A.

COMPANY REGISTRATION No. 3017868



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DIRECTORS: S.R. Morgan B.Eng. (Hons) C.Eng., M.I.C.E. C.M. Morgan M.A.

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Steve Morgan Associates Ltd  
9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

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Date: 16/09/24

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**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



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## Uned 3, Ystad Ddiwydiannol Queensway Meadows

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9 Ffordd Clytha Park, NP204PB



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Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

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Date: 16/09/24

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CONSULTING ENGINEERS

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## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
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18<sup>th</sup> September 2024

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Signed: Steve Morgan

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Date: 16/09/24

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CONSULTING ENGINEERS



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9 Ffordd Clytha Park, NP204PB



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Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**Appendix C - Copy of all notices issued to specialist consultees  
(Schedule 1C)**

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**Purpose of this notice** : this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) Unit 3, Nash Mead, Unit 3 Nash Mead, Queensway Meadows, Queensway Meadows Industrial Estate, Newport NP19 4SU

I give notice that (b) B P Rolls

is intending to apply for planning permission to (c): rebuild a fire damaged steel framed building

A copy of the proposed application; plans; and other supporting documents are attached.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to (e) by (f).

Signed:



Date: 19 November 2024.....

Insert: a) address or location of the proposed development 26 b) applicant's name c) description of the proposed development d) address of website e) e-mail address of the applicant/agent f) date giving a period of 28 days, beginning with the date of service and publication

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**Purpose of this notice** : this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) Unit 3, Nash Mead, Unit 3 Nash Mead, Queensway Meadows, Queensway Meadows Industrial Estate, Newport NP19 4SU

I give notice that (b) B P Rolls

is intending to apply for planning permission to (c): rebuild a fire damaged steel framed building

A copy of the proposed application; plans; and other supporting documents are attached.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to (e) by (f).

Signed:



Date: 25 September 2024.....

Insert: a) address or location of the proposed development 26 b) applicant's name c) description of the proposed development d) address of website e) e-mail address of the applicant/agent f) date giving a period of 28 days, beginning with the date of service and publication

## **Appendix D - Copy of all notices issued to local councillors**



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

**Date:** 18<sup>th</sup> December 2024

**Our Ref:** PAC/1238594/am

Lliswerry Ward

Local Member  
Cllr Allan Morris  
allan.morris@newport.gov.uk

Dear Cllr Allan Morris

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G**

**Full planning application for re-construction of the fire damaged building at Nashmead, Newport**

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.

Steve Morgan Associates Ltd. gives notice that Morspan on behalf of BP Rolls are intending to apply for full planning permission for the proposed re-construction of the fire damaged building at Nashmead, Newport.

Cont/2.....



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

-2-

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

At the offices of Steve Morgan Associates Ltd, 9 Clytha Park Road, Newport, NP20 4PB. If you are unable to visit the offices of Steve Morgan Associates Limited, you may request copies of this information by emailing [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) or by telephoning the applicant on 01633 266244.

Anyone who wishes to make representations must write to the agent at [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) or Steve Morgan Associates Ltd, 9 Clytha Park Road, Newport, NP20 4PB by the 14<sup>th</sup> January 2025.

Yours sincerely,

**Steve Morgan**

Director



# Proposed Reconstruction, Unit 3, Queensway Meadows Industrial Estate

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR  
PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – Town and  
Country Planning (Development Management Procedure) (Wales) Order 2012.

---

Notice is given that BP Rolls is intending to apply for planning permission for the reconstruction of a fire damaged portal frame building at Unit 3, Queensway Meadows Industrial Estate.

This notice provides the opportunity to comment directly to the developer (BP Rolls) on the proposals prior to the submission of a planning application to Newport City Council. Any subsequent planning application will be publicised by Newport City Council. Comments provided in response to this notice will not prejudice your ability to make representations to Newport City Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is at Unit 3, Queensway Meadows Industrial Estate, NP19 4SU. The site location is illustrated on the map below.



You may inspect copies of the proposed application, plans, and other supporting documents by contacting Steve Morgan Associates Ltd using one of the methods below:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

---

Date: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

---

Rhoddir rhybudd bod BP Rolls yn bwriadu gwneud cais am ganiatâd cynllunio i ailadeiladu adeilad ffrâm borth a ddifrodwyd gan dân yn Uned 3, Stad Ddiwydiannol Queensway Meadows.

Mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr (BP Rolls) ar y cynigion cyn cyflwyno cais cynllunio i Gyngor Dinas Casnewydd. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan Gyngor Dinas Casnewydd. Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Gyngor Dinas Casnewydd ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

**Date:** 18<sup>th</sup> December 2024

**Our Ref:** PAC/1238594/as

Lliswerry Ward

Local Member  
Cllr Andrew Sterry  
andrew.sterry@newport.gov.uk

Dear Cllr Andrew Sterry

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G**

**Full planning application for re-construction of the fire damaged building at Nashmead, Newport**

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.

Steve Morgan Associates Ltd. gives notice that Morspan on behalf of BP Rolls are intending to apply for full planning permission for the proposed re-construction of the fire damaged building at Nashmead, Newport.

Cont/2.....



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

-2-

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

At the offices of Steve Morgan Associates Ltd, 9 Clytha Park Road, Newport, NP20 4PB. If you are unable to visit the offices of Steve Morgan Associates Limited, you may request copies of this information by emailing [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) or by telephoning the applicant on 01633 266244.

Anyone who wishes to make representations must write to the agent at [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) or Steve Morgan Associates Ltd, 9 Clytha Park Road, Newport, NP20 4PB by the 14<sup>th</sup> January 2025.

Yours sincerely,

**Steve Morgan**

Director

# Proposed Reconstruction, Unit 3, Queensway Meadows Industrial Estate

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR  
PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – Town and  
Country Planning (Development Management Procedure) (Wales) Order 2012.

---

Notice is given that BP Rolls is intending to apply for planning permission for the reconstruction of a fire damaged portal frame building at Unit 3, Queensway Meadows Industrial Estate.

This notice provides the opportunity to comment directly to the developer (BP Rolls) on the proposals prior to the submission of a planning application to Newport City Council. Any subsequent planning application will be publicised by Newport City Council. Comments provided in response to this notice will not prejudice your ability to make representations to Newport City Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is at Unit 3, Queensway Meadows Industrial Estate, NP19 4SU. The site location is illustrated on the map below.



You may inspect copies of the proposed application, plans, and other supporting documents by contacting Steve Morgan Associates Ltd using one of the methods below:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

---

Date: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

---

Rhoddir rhybudd bod BP Rolls yn bwriadu gwneud cais am ganiatâd cynllunio i ailadeiladu adeilad ffrâm borth a ddifrodwyd gan dân yn Uned 3, Stad Ddiwydiannol Queensway Meadows.

Mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr (BP Rolls) ar y cynigion cyn cyflwyno cais cynllunio i Gyngor Dinas Casnewydd. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan Gyngor Dinas Casnewydd. Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Gyngor Dinas Casnewydd ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

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**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS





**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

**Date:** 18<sup>th</sup> December 2024

**Our Ref:** PAC/1238594/jp

Lliswerry Ward

Local Member  
Cllr James Peterson  
James.Peterson@newport.gov.uk

Dear Cllr James Peterson

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G**

**Full planning application for re-construction of the fire damaged building at Nashmead, Newport**

Purpose of this notice:

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Steve Morgan Associates Ltd. gives notice that Morspan on behalf of BP Rolls are intending to apply for full planning permission for the proposed re-construction of the fire damaged building at Nashmead, Newport.

Cont/2.....



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

-2-

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

At the offices of Steve Morgan Associates Ltd, 9 Clytha Park Road, Newport, NP20 4PB. If you are unable to visit the offices of Steve Morgan Associates Limited, you may request copies of this information by emailing [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) or by telephoning the applicant on 01633 266244.

Anyone who wishes to make representations must write to the agent at [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) or Steve Morgan Associates Ltd, 9 Clytha Park Road, Newport, NP20 4PB by the 14<sup>th</sup> January 2025.

Yours sincerely,

**Steve Morgan**

Director

# Proposed Reconstruction, Unit 3, Queensway Meadows Industrial Estate

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR  
PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – Town and  
Country Planning (Development Management Procedure) (Wales) Order 2012.

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@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

---

Date: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Rhoddir rhybudd bod BP Rolls yn bwriadu gwneud cais am ganiatâd cynllunio i ailadeiladu adeilad ffrâm borth a ddifrodwyd gan dân yn Uned 3, Stad Ddiwydiannol Queensway Meadows.

Mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr (BP Rolls) ar y cynigion cyn cyflwyno cais cynllunio i Gyngor Dinas Casnewydd. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan Gyngor Dinas Casnewydd. Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Gyngor Dinas Casnewydd ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

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Dyddiad: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

**Date:** 18<sup>th</sup> December 2024

**Our Ref:** PAC/1238594/mh

Lliswerry Ward

Local Member  
Cllr Mark Howells  
mark.howells@newport.gov.uk

Dear Cllr Mark Howells

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G**

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Purpose of this notice:

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Steve Morgan Associates Ltd. gives notice that Morspan on behalf of BP Rolls are intending to apply for full planning permission for the proposed re-construction of the fire damaged building at Nashmead, Newport.

Cont/2.....



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

-2-

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

At the offices of Steve Morgan Associates Ltd, 9 Clytha Park Road, Newport, NP20 4PB. If you are unable to visit the offices of Steve Morgan Associates Limited, you may request copies of this information by emailing [engineers@smalimited.co.uk](mailto:engineers@smalimited.co.uk) or by telephoning the applicant on 01633 266244.

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Yours sincerely,

**Steve Morgan**

Director



# Proposed Reconstruction, Unit 3, Queensway Meadows Industrial Estate

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR  
PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – Town and  
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Steve Morgan Associates Ltd  
9 Clytha Park Road, NP20 4PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Please respond by:

Signed: Steve Morgan

---

Date: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

# Ailadeiladu Arfaethedig,

## Uned 3, Ystad Ddiwydiannol Queensway Meadows

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM  
HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D – Gorchymyn  
Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

---

Rhoddir rhybudd bod BP Rolls yn bwriadu gwneud cais am ganiatâd cynllunio i ailadeiladu adeilad ffrâm borth a ddifrodwyd gan dân yn Uned 3, Stad Ddiwydiannol Queensway Meadows.

Mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr (BP Rolls) ar y cynigion cyn cyflwyno cais cynllunio i Gyngor Dinas Casnewydd. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan Gyngor Dinas Casnewydd. Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i Gyngor Dinas Casnewydd ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Mae'r datblygiad arfaethedig yn Uned 3, Stad Ddiwydiannol Queensway Meadows, NP194SU. Dangosir lleoliad y safle ar y map isod.



Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill trwy gysylltu â Steve Morgan Associates Ltd gan ddefnyddio un o'r dulliau isod:

@ [steve@smalimited.co.uk](mailto:steve@smalimited.co.uk)



Steve Morgan Associates Ltd  
9 Ffordd Clytha Park, NP204PB



[www.smalimited.co.uk](http://www.smalimited.co.uk)

Os gwelwch yn dda ymateb gan:

Wedi ei arwyddo: Steve Morgan

---

Dyddiad: 16/09/24

---



**STEVE MORGAN ASSOCIATES**  
CONSULTING ENGINEERS

## **Appendix E - Responses received from specialist consultees.**

Steve Morgan  
Steve Morgan Associates Ltd  
9 Clytha Park Road  
Newport  
NP20 4PB

**Date: 11/12/2024**  
**Our Ref: PPA0009081**

Dear Sir/Madam,

**Grid Ref: 334445 185780**

**Site Address: Unit 3A To 3B Nash Mead, Newport**

**Development: 2D-Reconstruction of a fire damaged portal framed building**

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 the reconstruction of a fire damaged portal framed building at Nash Mead, Newport and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

### **PUBLIC SEWERAGE NETWORK**

The proposed development site is located in the immediate vicinity of a foul public sewerage system which drains to Nash Wastewater Treatment Works (WwTW).

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.

## **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 which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. 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 addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

## **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 between manholes ST34854702 and ST34855701 located in the verge south of the site boundary.

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.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
Mae Dŵr 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.

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](http://www.dwrcymru.com).

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

### **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**

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 125mm diameter MDPE main off ash Mead. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

Application is for reconstruction of a fire damaged building, as such approval for potable water supply is on a like for like basis no information provided to suggest larger connection is required. The current connection size and meter will need to be confirmed with retail as only like for like or smaller connection approved.

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](mailto:developer.services@dwrcymru.com)



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



Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Rhys Evans**  
**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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Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Ein cyf/Our ref: CAS-265275-Q2T5  
Eich cyf/Your ref:

Steve Morgan Associates Ltd  
Consulting Civil & Structural Engineers  
9 Clytha Park Road  
Newport  
NP20 4PB

Dyddiad/Date: 10 October 2024

Annwyl Syr/Madam/Dear Sir/Madam,

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

**BWRIAD/PROPOSAL: REBUILD A FIRE DAMAGED STEEL FRAMED BUILDING**

**LLEOLIAD/LOCATION: UNIT 3, NASH MEAD, QUEENSWAY MEADOWS INDUSTRIAL ESTATE, NEWPORT NP19 4SU**

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 25 September 2024.

**Based on the information provided, we would have no objection to the proposed development and provide the following advice.**

**Flood Risk**

Our Flood Risk Map confirms the application site lies entirely within Zone C1 of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and is within Flood Zone 2 and 3 Sea.

The proposed development would retain the existing footprint and finished floor levels and is for the same land use. Given the nature of the proposed development (and in the absence of a flood consequences assessment) we would consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development.

In areas at risk of flooding, we recommend consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

We refer the applicant to our [website](#) for further advice and guidance is available. Additional guidance including the leaflet “Prepare your property for flooding” can be found [here](#).

The applicant can also access advice and information on protection from flooding from the ODPM publication ‘Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties’, can be found [here](#).

#### Further Advice

We would advise the Local Planning Authority (LPA) that in coming to their decision, they must be satisfied the development is acceptable in terms of flood risk particularly regarding access and egress considerations and for emergency planning purposes. To aid their decision making, the LPA may ask the applicant to submit a Flood Consequences Assessment. The applicant may also decide to undertake a FCA for their own benefit, for example, awareness raising, inform an evacuation plan, provision of flood resistance and/or resilience measures.

#### **Foul Drainage**

There is no information provided regarding the disposal of foul waters from the proposed development. We refer you to Welsh Government Circular 008/2018 on the use of private sewerage in new developments, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer. We advise you the proposed development is in a publicly sewered area.

We would advise the LPA to re-consult us if foul sewage from the proposed development is to be disposed of by a private sewerage system.

#### **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.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). 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](#).

#### **Advice to the Developer**

##### Construction Environment Management Plan

We would advise the developer to use the [Guidance for Pollution Prevention \(GPP\) documents](#) for any amendments made to the Construction Environmental Plan by Steve Morgan Associates Consulting Engineers (11<sup>th</sup> July 2024) as the project develops.

We also advise as part of the incident response procedure, any pollution incident/spill which has an off-site impact should be reported to us on 0300 065 3000 or at [Natural Resources Wales / Report an incident](#) as soon as practicable.

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

Yn gywir / Yours faithfully,

**Sarah Lund**

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

E-bost/E-mail: [southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto: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.

**Appendix F - Responses received from local  
councillors.**

None received.

**Appendix G - Responses received from adjacent  
landowners.**

None received