

PRE-APPLICATION CONSULTATION REPORT

Proposed new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities

Land at West Way Road, Newport

07 May 2026



Summary

Proposal

New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities.

Location

Land Parcel B16 off West Way Road, Newport Docks, Newport.

Date

07 May 2026

Project Reference

26.135

Client

ASR Projects Ltd

Product of

Asbri Planning Limited
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Prepared by

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Approved by

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Introduction

- 1.1 Asbri Planning have been instructed by ASR Projects Ltd to undertake a Pre Application Consultation (PAC) and prepare a subsequent report in respect of the proposed full planning application for the proposed new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at Land Parcel B16 off West Way Road, Newport Docks, Newport.
- 1.2 Asbri Planning have been instructed by ASR Projects Ltd to prepare a Pre Application Consultation Report (PAC) in respect of the proposed new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at Land Parcel B16 off West Way Road, Newport Docks, Newport.
- 1.3 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.
- 1.4 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report;
 - Undertake publicity before application for Planning Permission (Section 2C)
 - By displaying a site notice (Schedule 1B) in at least one place on or near the land to which the proposed application relates for not less than 28 days;
 - By serving notice (Schedule 1B) to any owner or occupier of any land adjoining the land to which the proposed application relates; and
 - By making a draft valid planning application information available publicly for no less than 28 days. 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.
 - Consult before applying for Planning Permission (Section 2D)
 - By serving notice (Schedule 1B) on community consultees; and
 - By serving notice (Schedule 1C) on specialist consultees.
- 1.5 Section 2E places a duty placed upon specialist consultees to provide a substantive response to pre-application consultation within 28 days.
- 1.6 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has;
 - Complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act");
 - Responded to consultations received from any person consulted under Section 61Z (3) or (4) of the 1990 Act; and
 - Taken account of the responses received.
- 1.7 In accordance with section 2F(2) 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 land owners 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. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines 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, the applicant has undertaken appropriate publicity by way of:

- Displaying a site notice for a period of no less than 28 days from the 9th April 2026 to the 7th May 2026 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of ASR Projects Ltd 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 have been complied with;
- Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
- Made the full draft planning package available for inspection on Asbri Planning's website from the 9th April 2026 until the 7th May 2026 inclusive. Computer facilities were identified to view the application at Newport Central Library between the hours of 9:00 to 17:30 from Tuesdays to Fridays, and from 9:00 to 16:00 on Saturdays. The following plans and documents were made available for inspection as show on the screenshot provided at Appendix C.

Table 1: list of proposed plans

Plan title	Drawing reference
Unit 1 Plan	2358-001 (Rev. F)
Unit 1 Roof Plan	2358-002
Unit 1 Elevations	2358-003 (Rev. E)
Unit 2 Floor Plan	2358-010 (Rev. A)
Unit 2 Roof Plan	2358-011
Unit 2 Elevations	2358-012 (Rev. A)
Site Survey (inc. Site Location Plan)	2358-017 (Rev. A)
Site Plan	2358-018 (Rev. B)

Table 2: list of Documents

Document	Author
Application Forms	Asbri Planning
Green Infrastructure and Biodiversity Enhancement Statement	Asbri Planning
Planning, Design and Access Statement	Asbri Planning
Flood Consequence Assessment	Vale Consultancy

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 by the 7th May 2026.

Consultation before applying for planning permission

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

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Ward Members	Councillor Saeed Adan
Local Ward Members	Councillor Debbie Jenkins

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following community consultees;

- Cadw
- Rail Network Operator – Transport for Wales
- Rail Network Operator – Network Rail
- Dwr Cymru/Welsh Water
- Natural Resources Wales
- Health and Safety Executive
- Local Highway Authority
- Fire and Rescue
- Trunk Road Agency

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

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- National Grid
- Western Power
- Wales and West Utilities
- Archaeological Trust
- Gwent Police/Secure by design

- 3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

- 4.1 No comments were received from the statutory public who were consulted as part of this PAC.

Response to Community Consultees

- 5.1 No comments were received from Community Consultees who were consulted as part of this PAC.

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 F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

South Wales Fire and Rescue Service

No objection

Comment The developer should carefully consider the need for the provision of: -

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances

Further comments will be made at full Town & Country application stage.

Conclusion

Developers should engage in early, collaborative discussions with Dŵr Cymru Welsh Water, Natural Resources Wales (NRW), and the Fire and Rescue Authority to ensure that adequate water supplies are available for firefighting purposes.

The Fire and Rescue Authority reserve the right to require the provision of static water supplies on-site as a condition of planning consent where existing water supply infrastructure is insufficient to address the assessed fire risk.

This approach aligns with current national guidance and legislation, including the:

- Well-being of Future Generations (Wales) Act. 2015,
- Building Regulations Approved Document B (Fire Safety 2019)
- British Standard BS 9990:2016 non-automatic firefighting water supplies.

Response CFW Architects stated that the site layout allows compliant access for SWF&R vehicles. CFW Architects state that the location of fire hydrants may need to be taken into further consideration and notes that this ought to be picked up by building regulations. CFW Architects note that building regulations requires a hydrant to be within a certain distance of the sheds as the fire tenders may not carry sufficient water for such a large building/development.

Hazards and Pipelines - Health and Safety Executive (HSE)

No objection

Comment The proposed development site lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline.

Response Further consultation with HSE confirmed that the site is at low risk, and HSE do not advise against development due to this.

Explosives - Health and Safety Executive (HSE)**No objection**

Comment The site lies within one or more Explosives Safeguarding Zones.

Response HSE response stated that specific advice from the HSE service would cost £655. However, Asbri responded to this on 06/05/2026 referencing Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012, stating that Section 2E of the legislation states Specialist Consultees such as HSE has a duty to respond to the Consultation with a substantive response and that this should be provided without payment. Still awaiting response as of 07/05/2026.

Network Rail**No comment**

Comment Network Rail has no comments to make on the application.

Response No further action required.

Cadw**No objection**

Comment The following Scheduled Monuments are located within 3km of the site:

- MM084 Tredegar Fort
- MM190 Castell Glas Castle Mound

The following Registered Parks and Gardens are located within 3km of the site:

- PGW(Gt)19(NPT) Bellevue Park
- PGW(Gt)38(NPT) St. Woolos Cemetery
- PGW(Gt)48(NPT) Tredegar Park
- PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle

However, intervening topography, buildings and vegetation block all views to these scheduled monuments and registered parks and gardens. Therefore, no scheduled monuments or registered historic gardens would be affected by the proposal.

Response Comments noted, no further action required.

Trunk Road Agency**No objection**

Comment Welsh Government as highway authority for the M4 would not issue a direction in respect of a future planning application.

Response No further action required.

Dwr Cymru/Welsh Water

No objection, comments raised

- Comment
- Notes that the scheme is subject to SAB approval, and that DCWW is a statutory consultee to the SAB application process. As there is no surface water drainage strategy, it is recommended that the developer engage in consultation with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.
 - As the proposal intends on utilising an alternative to mains drainage for foul water, we would advise that the applicant seek advice from Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method of drainage.
 - It is anticipated that 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. 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 uPVC watermain along West Way Road.
- Response
- A surface water drainage strategy will be provided to accompany a planning application or a SAB Approval application will be submitted, and Newport City Council will be consulted during the consultation stage of the application.

Natural Resources Wales (NRW)

Request for further information

Comments Concerns due to inadequate information provided. Foul Drainage information needs to be supplied in order to overcome these concerns.

Foul Drainage

- Note that the draft application forms show that confirmed foul sewage is to be disposed of to a new septic tank.
- Welsh Government Circular 008/2018 notes a package sewage treatment plant should be considered if connection to mains sewer is not feasible. Therefore, the draft planning application should be amended to show a package sewage treatment plant, or to provide information in a planning application which clearly demonstrates a connection to a package sewage treatment plant is not feasible.
- It needs to be demonstrated that a proposed private sewerage system would not pose an unacceptable risk to the environment.

A planning application should demonstrate:

- how the foul effluent will be discharged, for example via soakaway to ground or to watercourse.
- the location of the discharge, for example a plan showing the location of the proposed private sewerage system and the soakaway or discharge point to watercourse.
- disposal of foul effluent would be effective at this location, for example if discharge is proposed to ground you should submit porosity/percolation testing results and calculations for the specific size of any proposed soakaway(s) and ensure there is sufficient space to install the drainage field as set out in British Standard 6297:2007+A1:2008).

Flood Risk

- NRW consider the FCA provided by Vale Consultancy is satisfactory and is in line with TAN 15.

Protected sites

Severn Estuary European Marine Site and River Usk Special Area of Conservation:
Providing the developer adheres to standard industry-wide best practice measures, the proposal would not result in a likely significant or adverse effect.

Severn Estuary Site of Special Scientific Interest and River Usk (Lower Usk) Site of Special Scientific Interest:

- The application site is within Alexandra Docks, which is hydrologically linked to the Severn Estuary Site of Special Scientific Interest (SSSI) and the River Usk (Lower Usk) SSSI. NRW consider the proposals have the potential to impact upon the Severn Estuary SSSI and the River Usk (Lower Usk) SSSI. Providing the impact pathways referenced above for the Severn Estuary European Marine Site and River Usk SAC are adequately addressed, NRW would consider the features of the SSSIs will also be adequately safeguarded.
- As the competent authority, it is for the planning authority to carry out the test of Likely Significant Effects for the proposed development and subsequently determine if an appropriate assessment needs to be made.

Land contamination

NRW assume that gross contamination is not present at this location.

Other Matters

Developer needs to ensure that all other permits/consents/licences relevant to the development are secured.

Response Foul Drainage

The planning application will provide information with foul water information to demonstrate that a package sewage treatment plant is not feasible.

Flood Risk

No response required.

Protected Sites

The requirement for an appropriate assessment and the likely effects of the proposal on the River Usk SAC will be determined through the course of the application.

Land Contamination

No response required.

Response to other consultees

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

National Grid
No objection
Comment There are no National Grid Electricity Transmission assets affected by the proposal.
Response No further action required.

Heneb
Comments raised, although no objection
Comment • The area is located within an area of archaeological potential, and that it is located in on the reclaimed marshland of the Level of Mendalgief, where human activity is known to have occurred for 6000 years. • The current landscape was formed when the Alexandra Dock was built c.1870. • An early medieval boat was discovered during the construction of a timber float in 1878, likely in one of the former courses of the River Ebbw. • The points above highlighting the potential for archaeological remains, particularly those dated to the prehistoric period and/or maritime functions, to be located in the vicinity. • However, a watching brief carried out immediately north of the current area in 2006 identified such and encountered no archaeologically significant remains. • Therefore, it is unlikely that significant archaeological material will be encountered during the course of the proposal, and Heneb would be unlikely to recommend any pre-determination work, or that any archaeological conditions are attached to any consent.
Response Comments noted, no further action required.

Conclusion

- 8.1. Asbri Planning have been instructed by ASR Projects Ltd to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at land at West Way Road, Newport.
- 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 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, 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 the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location

Our Ref: 26.135
Date: 07 May 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

SITE NOTICE



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities

Land Parcel B16 off West Way Road, Newport Docks, 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.

Asbri Planning Ltd hereby gives notice that ASR Projects Ltd intends to apply to Newport City Council for planning permission for the proposed new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at Land Parcel B16 off West Way Road, Newport Docks, Newport.

You may inspect copies of the proposed application; the plans; and other supporting documents online at www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Newport Central Library, John Frost Square, Newport, NP20 1PA between the hours of 9:00 to 17:30 from Tuesdays to Fridays, and from 9:00 and 16:00 on Saturdays. The library is closed on Mondays and Sundays.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS. All representations must be received by 7th May 2026.

Ein Cyf: 26.135
Dyddiad: 9ed Ebrill 2026

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

HYSBYSIAD SAFLE



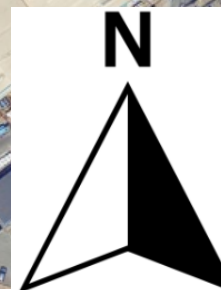
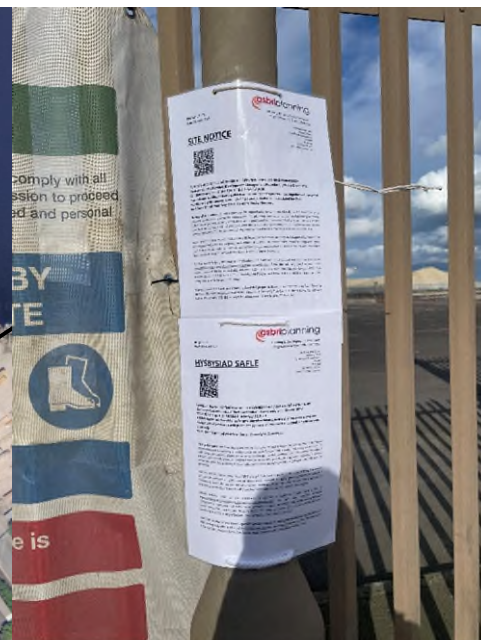
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D
Adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo
deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi â'r cyfleusterau
cysylltiedig
Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd

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.

Mae Asbri Planning Cyf yn hysbysu bod ASR Projects Ltd yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi â'r cyfleusterau cysylltiedig ar Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngwrdd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Newport Central Library, John Frost Square, Newport, NP20 1PA rhwng yr oriau o 9:00 a 17:30 o ddydd Mawrth – Gwener a 9:00 a 16:00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar dydd Llun a Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 7ed Mai 2026

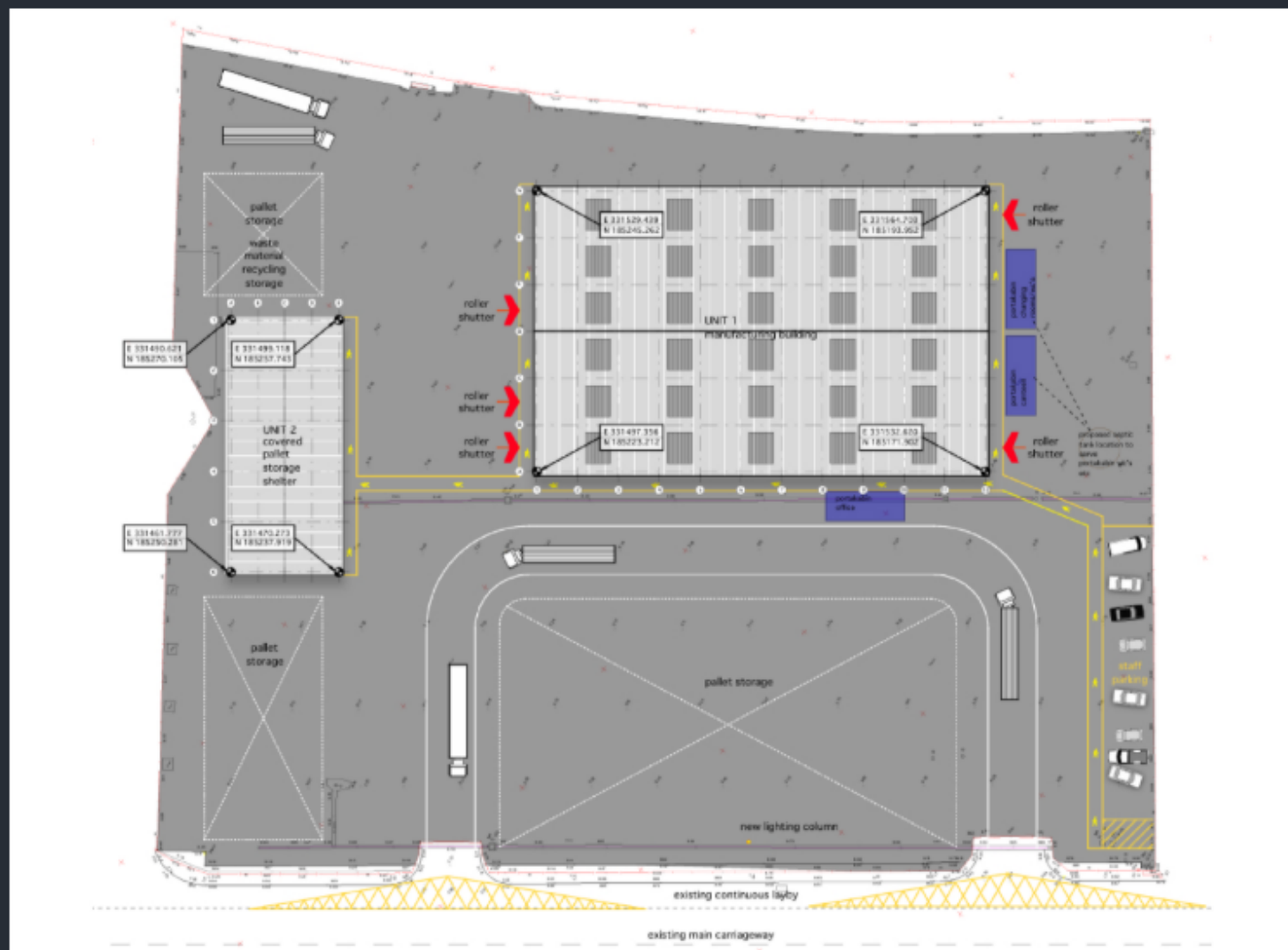


Appendix B - List of the addresses of adjoining land owners and/or occupiers and a copy of the draft letter issued

Owner/Occupier	Associated British Ports	25 Bedford Street	London	WC2E 9ES	
Owner/Occupier	Queen Alexandra House	Cargo Road	Cardiff	CF10 4LY	
Owner/Occupier	Expert Logistics Limited	Unit 5A	Lostock	Bolton	BL6 4SD
Owner/Occupier	Expert Logistics Limited	Junction Cut Road	Newport	NP20 2RZ	

Appendix C - Screenshot of the Asbri Planning Website

Land Parcel B16 off West Way Road, Newport Docks, Newport | Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd



Asbri Planning have been instructed by ASR Projects Ltd to progress a Pre-Application Consultation (PAC) in respect of the proposed new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at Land Parcel B16 off West Way Road, Newport Docks, Newport.

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. Under Section 2C Asbri Planning are required to make a draft valid planning application available publicly for comment for no less than 28 days.

All relevant drawings, reports and supplementary supporting documents are available for inspection and review below.

Anyone who wishes to make representations about this proposed development must do so by 7th May 2026. We would encourage you to e-mail these to mail@asbriplanning.co.uk or alternatively please download the attached form, and send them to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS.

Mae Asbri Planning Cyf wedi ei gomisiynu gan ASR Projects Ltd i drefnu ymgynghoriad cyn gwneud Cais cynllunio llawn ar gyfer adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi â'r cyfleusterau cysylltiedig ar Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd.

Yn unol â Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, mae gofyniad i bob datblygiad mawr gynnal ymgynghoriad cyn-ymgeisio i'r awdurdod lleol. Mae yna ofyn i Asbri Planning hysbysu dogfennau a manylion sydd yn ofynnol er mwyn i'r cais fod yn un dilys am o leiaf 28 diwrnod.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig gwneud erbyn 7ed Mai 2026. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r ffurflen atodol a'u yrru i Asbri Planning Cyf, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS.

Supporting Documents

Plans

- [Unit 1 floor plan](#)
- [Unit 1 roof plan](#)
- [Unit 1 elevations](#)
- [Unit 2 floor plan](#)
- [Unit 2 roof plan](#)
- [Unit 2 elevations](#)
- [Site survey including site location plan](#)
- [Site plan](#)

Reports

- [Application Form](#)
- [Biodiversity Enhancement and Green Infrastructure Statement](#)
- [Flood Consequence Assessment](#)
- [Planning, Design and Access Statement](#)

Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Our Ref: 26.135
Date: 09 April 2026

Local Member
Councillor Saeed Adan
Saeed.Adan@newport.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear Councillor Saeed Adan

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities

Land Parcel B16 off West Way Road, Newport Docks, 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.

Asbri Planning Ltd hereby gives notice that ASR Projects Ltd intends to apply to Newport City Council for planning permission for new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at Land Parcel B16 off West Way Road, Newport Docks, Newport.

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you do not have direct access to the internet, computer facilities are available at Newport Central Library, John Frost Square, Newport, NP20 1PA between the hours of 9:00 to 17:30 from Tuesdays to Fridays, and from 9:00 and 16:00 on Saturdays. The library is closed on Mondays and Sundays.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by 7th May 2026.

Yours sincerely,

A black rectangular box used to redact the signature of Max Cruse.

Max Cruse
Graduate Planner

Ein Cyf: 26.135

Dyddiad: 09 Ebrill 2026

Local Member
Councillor Saeed Adan
Saeed.Adan@newport.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl Councillor Saeed Adan

CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

**Adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi â'r cyfleusterau cysylltiedig
Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd**

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.

Mae Asbri Planning Cyf yn hysbysu bod ASR Projects Ltd yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig ar Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Newport Central Library, John Frost Square, Newport, NP20 1PA rhwng yr oriau o 9:00 a 17:30 o ddydd Mawrth – Gwener a 9:00 a 16:00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar dydd Llun a Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 7ed Mai 2026.

Yr eiddoch yn gywir,



Max Cruse

Cynlluniwr Graddedig

Our Ref: 26.135
Date: 09 April 2026

Local Member
Councillor Debbie Jenkins
Debbie.Jenkins@newport.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear Councillor Debbie Jenkins

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities

Land Parcel B16 off West Way Road, Newport Docks, 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.

Asbri Planning Ltd hereby gives notice that ASR Projects Ltd intends to apply to Newport City Council for planning permission for new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at Land Parcel B16 off West Way Road, Newport Docks, Newport.

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you do not have direct access to the internet, computer facilities are available at Newport Central Library, John Frost Square, Newport, NP20 1PA between the hours of 9:00 to 17:30 from Tuesdays to Fridays, and from 9:00 and 16:00 on Saturdays. The library is closed on Mondays and Sundays.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by 7th May 2026.

Yours sincerely,

A black rectangular box used to redact the signature of Max Cruse.

Max Cruse
Graduate Planner

Ein Cyf: 26.135

Dyddiad: 09 Ebrill 2026

Local Member
Councillor Debbie Jenkins
Debbie.Jenkins@newport.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl Councillor Debbie Jenkins

CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

**Adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi â'r cyfleusterau cysylltiedig
Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd**

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.

Mae Asbri Planning Cyf yn hysbysu bod ASR Projects Ltd yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig ar Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Newport Central Library, John Frost Square, Newport, NP20 1PA rhwng yr oriau o 9:00 a 17:30 o ddydd Mawrth – Gwener a 9:00 a 16:00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar dydd Llun a Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 7ed Mai 2026.

Yr eiddoch yn gywir,



Max Cruse

Cynlluniwr Graddedig

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

Our Ref: 26.165
Date: 09 April 2026

The Health and Safety Executive
Via Webb App

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1C Article 2D
New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities
Land Parcel B16 off West Way Road, Newport Docks, Newport

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.

Asbri Planning Ltd hereby gives notice that ASR Projects Ltd intends to apply to Newport City Council for planning permission for new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at Land Parcel B16 off West Way Road, Newport Docks, Newport.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 7th May 2026.

Yours sincerely,

A black rectangular box used to redact the signature of Max Cruse.

Max Cruse
Graduate Planner

Ein Cyf: 26.135
Dyddiad: 9ed Ebrill 2026

The Health and Safety Executive
Via Webb App

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

**Adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig
Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod ASR Projects Ltd yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig ar Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 7ed Mai 2026.

Yr eiddoch yn gywir,

Max Cruse
Cynlluniwr Graddedig

Our Ref: 26.165
Date: 09 April 2026

Local Highway Authority
[REDACTED]

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1C Article 2D
New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities
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Yours sincerely,

[REDACTED]

Max Cruise
Graduate Planner

Ein Cyf: 26.135

Dyddiad: 9ed Ebrill 2026

Local Highway Authority
[REDACTED]

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

**Adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig
Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod ASR Projects Ltd yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig ar Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd.

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Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 7ed Mai 2026.

Yr eiddoch yn gywir,
[REDACTED]

Max Cruse

Cynlluniwr Graddedig

Our Ref: 26.165
Date: 09 April 2026

Natural Resources Body for Wales
southeastplanning@cyfoethnaturiolcymru.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

**New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities
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Yours sincerely,

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Max Cruse
Graduate Planner

Ein Cyf: 26.135

Dyddiad: 9ed Ebrill 2026

Natural Resources Body for Wales
southeastplanning@cyfoethnaturiolcymru.gov.uk

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Mulberry Drive
Cardiff Gate Business Park
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CF23 8RS
Tel: 02920 732 652
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Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

**Adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig
Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod ASR Projects Ltd yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig ar Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd.

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Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 7ed Mai 2026.

Yr eiddoch yn gywir,



Max Cruse

Cynlluniwr Graddedig

Our Ref: 26.165
Date: 09 April 2026

Cadw
cadwplanning@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1C Article 2D
New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities
Land Parcel B16 off West Way Road, Newport Docks, Newport

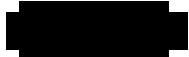
Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd hereby gives notice that ASR Projects Ltd intends to apply to Newport City Council for planning permission for new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at Land Parcel B16 off West Way Road, Newport Docks, Newport.

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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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 7th May 2026.

Yours sincerely,

A black rectangular box redacting the signature of Max Cruse.

Max Cruse
Graduate Planner

Ein Cyf: 26.135
Dyddiad: 9ed Ebrill 2026

Cadw
cadwplanning@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

**Adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig
Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd**

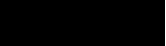
Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod ASR Projects Ltd yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig ar Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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Yr eiddoch yn gywir,



Max Cruse
Cynlluniwr Graddedig

Our Ref: 26.165
Date: 09 April 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Dwr Cymru/Welsh Water
developer.services@dwrwymru.com

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1C Article 2D
New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities
Land Parcel B16 off West Way Road, Newport Docks, Newport

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.

Asbri Planning Ltd hereby gives notice that ASR Projects Ltd intends to apply to Newport City Council for planning permission for new industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities at Land Parcel B16 off West Way Road, Newport Docks, Newport.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 7th May 2026.

Yours sincerely,

A black rectangular box used to redact the signature of Max Cruise.

Max Cruise
Graduate Planner

Ein Cyf: 26.135

Dyddiad: 9ed Ebrill 2026

Dwr Cymru/Welsh Water
developer.services@dwrwymru.com

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

**Adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig
Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yr eiddoch yn gywir,



Max Cruse

Cynlluniwr Graddedig

Our Ref: 26.165
Date: 09 April 2026

Rail Network Operator
contact@tfw.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



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SCHEDULE 1C Article 2D
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Yours sincerely,

A black rectangular box used to redact the signature of Max Cruise.

Max Cruise
Graduate Planner

Ein Cyf: 26.135
Dyddiad: 9ed Ebrill 2026

Rail Network Operator
contact@tfw.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
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www.asbriplanning.co.uk



Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

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Yr eiddoch yn gywir,



Max Cruse
Cynlluniwr Graddedig

Our Ref: 26.165
Date: 09 April 2026

Rail Network Operator
planningconsultations@tfw.wales

Unit 9 Oak Tree Court
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Cardiff Gate Business Park
Cardiff
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A black rectangular box used to redact the signature of Max Cruse.

Max Cruse
Graduate Planner

Ein Cyf: 26.135
Dyddiad: 9ed Ebrill 2026

Rail Network Operator
planningconsultations@tfw.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl ymgyngorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

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Yr eiddoch yn gywir,



Max Cruse
Cynlluniwr Graddedig

Our Ref: 26.165
Date: 09 April 2026

Rail Network Operator
assetprotectionwales@networkrail.co.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1C Article 2D
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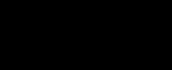
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Yours sincerely,

A black rectangular box used to redact the signature of Max Cruse.

Max Cruse
Graduate Planner

Ein Cyf: 26.135
Dyddiad: 9ed Ebrill 2026

Rail Network Operator
assetprotectionwales@networkrail.co.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl ymgynghorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

**Adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig
Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd**

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Yr eiddoch yn gywir,



Max Cruse
Cynlluniwr Graddedig

Our Ref: 26.165
Date: 09 April 2026

Fire and rescue
Firesafety@southwales-fire.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities

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Max Cruse
Graduate Planner

Ein Cyf: 26.135

Dyddiad: 9ed Ebrill 2026

Fire and rescue
Firesafety@southwales-fire.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl ymgynorydd arbenigol,

YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
ATODLEN 1C Erthygl 2D

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Yr eiddoch yn gywir,



Max Cruse
Cynlluniwr Graddedig

Our Ref: 26.165
Date: 09 April 2026

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
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Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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Graduate Planner

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LGC_Development_Control-South@gov.wales

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Mae Asbri Planning Cyf yn hysbysu bod ASR Projects Ltd yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer adeilad diwydiannol newydd ar gyfer gweithgynhyrchiant paledi a chyfleusterau trwsio efo deunydd allanol a mannau storio paledi gan gynnwys storfan wedi ei gysgodi a'r cyfleusterau cysylltiedig ar Darn o Dir B16 ger Heol West Way, Dociau Casnewydd, Casnewydd.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 7ed Mai 2026.

Yr eiddoch yn gywir,



Max Cruse
Cynlluniwr Graddedig

Appendix F - Responses received from specialist consultees

Ms. Morgan
ASR Projects Ltd
Unit 9 Oak Tree Court Mulberry Drive
Cardiff Gate
Cardiff
CF23 8RS

Date: 30/04/2026
Our Ref: PPA0010058

Dear Ms. Morgan,

Grid Ref: 331504 185209
Site Address: B16 Newport
Development: Article 2D - New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities.

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.

Firstly, we note that the proposal relates to New industrial building to house pallet manufacturing and repair facilities at W Way Road, 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 watermain systems, we offer the following comments as part of our appraisal of this development.

PUBLIC

SEWERAGE

NETWORK

There is no public sewerage system in this immediate locality and therefore any new development will require provision of satisfactory alternative facilities for sewage disposal. Alternatively, the site is located approximately 900 metres to the southwest of a public sewerage system that drains to Nash WwTW, and it may be possible for the Developer to requisition sewers from Dwr Cymru Welsh Water under Sections 98 - 101 of the Water Industry Act 1991.

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 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 the absence of an accompanying surface water drainage strategy, it is recommended that the developer engage in consultation with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewerage system. In addition, please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.



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.

Furthermore, Planning Policy Wales (PPW) acknowledges that discharge of surface water to foul sewers is prohibited and highlights that any additional surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Moreover, PPW recognises the challenges faced from rainfall intensity causing surface water flooding and diffuse pollution (Para 6.6.14) along with the importance of well-maintained sewerage networks (Para 6.6.15), particularly as a result of run-off from built surfaces and the sewage discharges from overloaded sewers (Para 6.6.16).

FOUL WATER DRAINAGE – SEWERAGE NETWORK

Since the proposal intends utilising an alternative to mains drainage for foul water, we would advise that the applicant seek advice from Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method of drainage.

Should circumstances change and a connection to the public sewerage system is preferred, we recommend the developer contact and re-consult us on this proposal.

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 uPVC watermain along West Way Road. 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.

FURTHER CONTACT

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. If you have any questions about the above response, please contact Phillip Little who is the Development Planning Officer for Newport at developer.services@dwrcymru.com or on 0800 917 2652. They will be happy to assist you further.

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.

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.

Asbri Planning Ltd
Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park,
Cardiff
CF56 8RS



Advice : HSL-260416160949-744 Crosses Explosive Safeguarding Zones

Your Ref: 26.135

Development Name:

Comments:

The site which you have identified currently lies within one or more Explosives Safeguarding Zones; please contact the HSE Explosives Inspectorate.

The Explosives Inspectorate can be contacted at:

Health and Safety Executive
Explosives Inspectorate
Redgrave Court
Merton Road
Bootle
Merseyside
L20 7HS
Email: explosives.planning@hse.gov.uk

Please note that this advice is based on the specific information provided by Kate Stevens on behalf of Asbri Planning Ltd and the explosive safeguarding zone data held by HSE on this date.

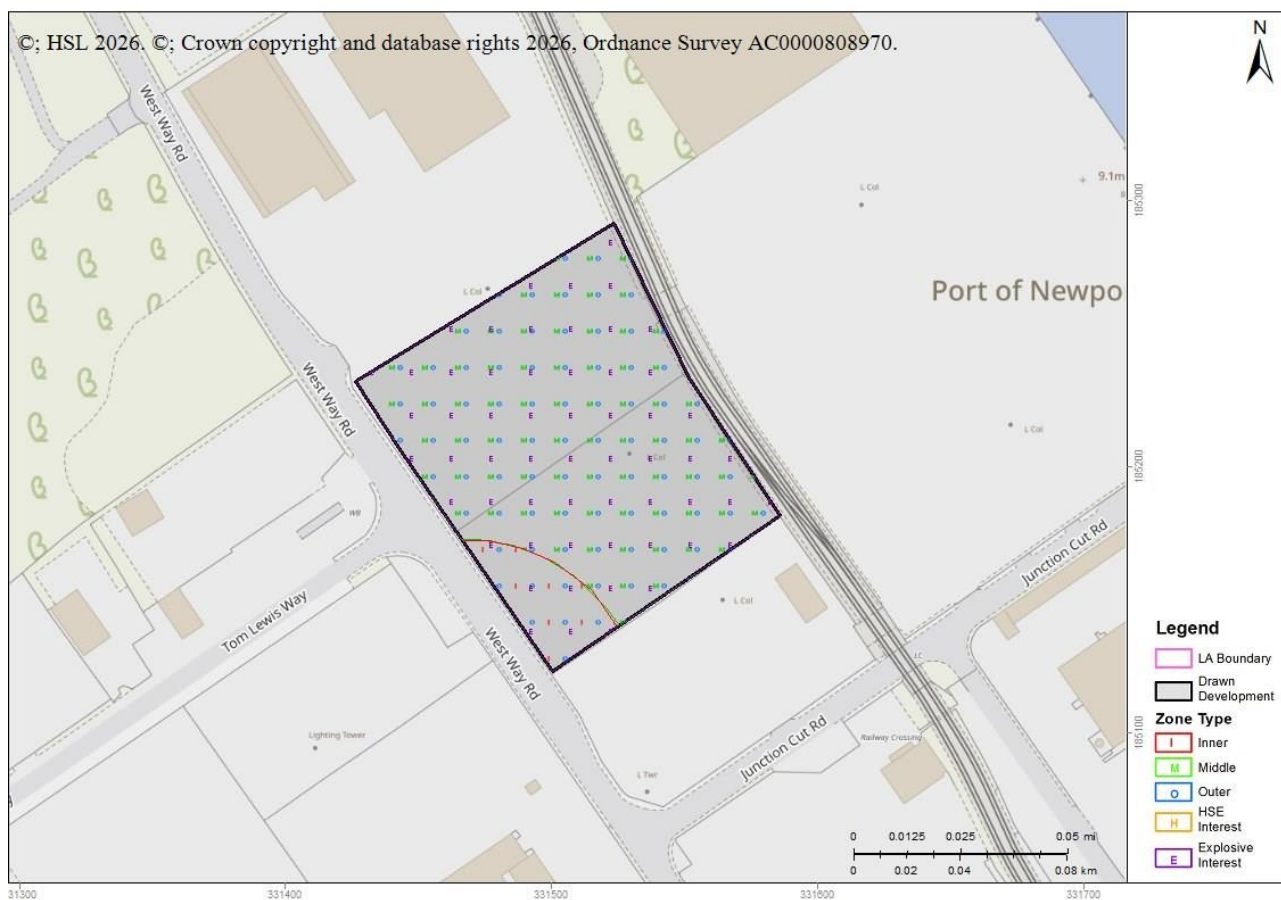
Advice : HSL-260416160949-744 Crosses Consultation Zone

Please enter further details about the proposed development by continuing with the enquiry on the HSE's Planning Advice Web App from the Previous Enquiries tab either now or at a later time, unless the Web App has stopped the process and notified you to contact HSE.

Your Ref: 26.135

Development Name:

Comments:



The proposed development site which you have identified currently lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline; HSE needs to be consulted on any developments on this site.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 16 April 2026.

You may wish to contact HSE's Planning Advice team to discuss the above enquiry result on 0203 028 3708 or by email at lupenquiries@hse.gov.uk.

Advice : HSL-260416160949-744 DO NOT ADVISE AGAINST

Your Ref: 26.135

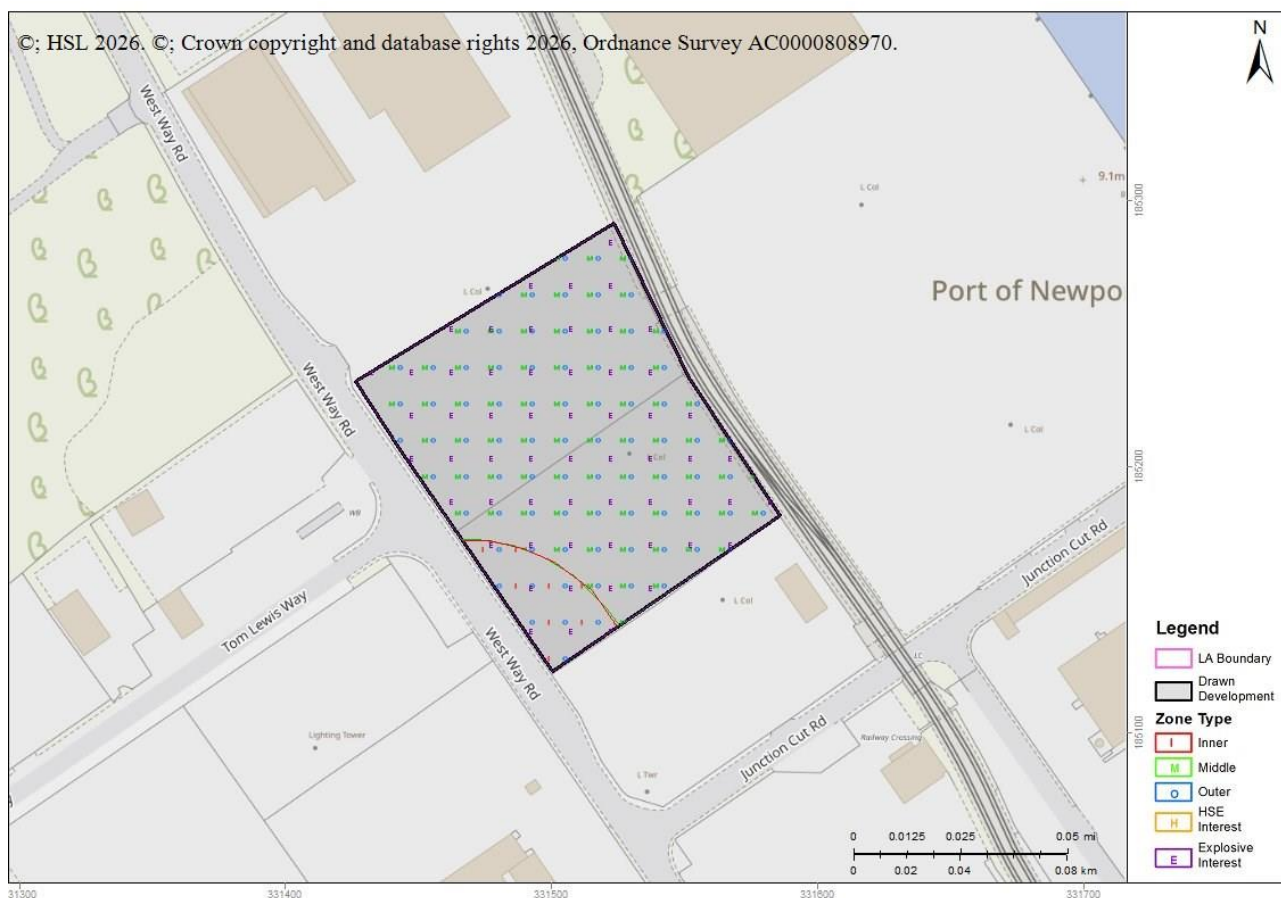
Development Name:

Comments:

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Asbri Planning Ltd.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.



Breakdown:

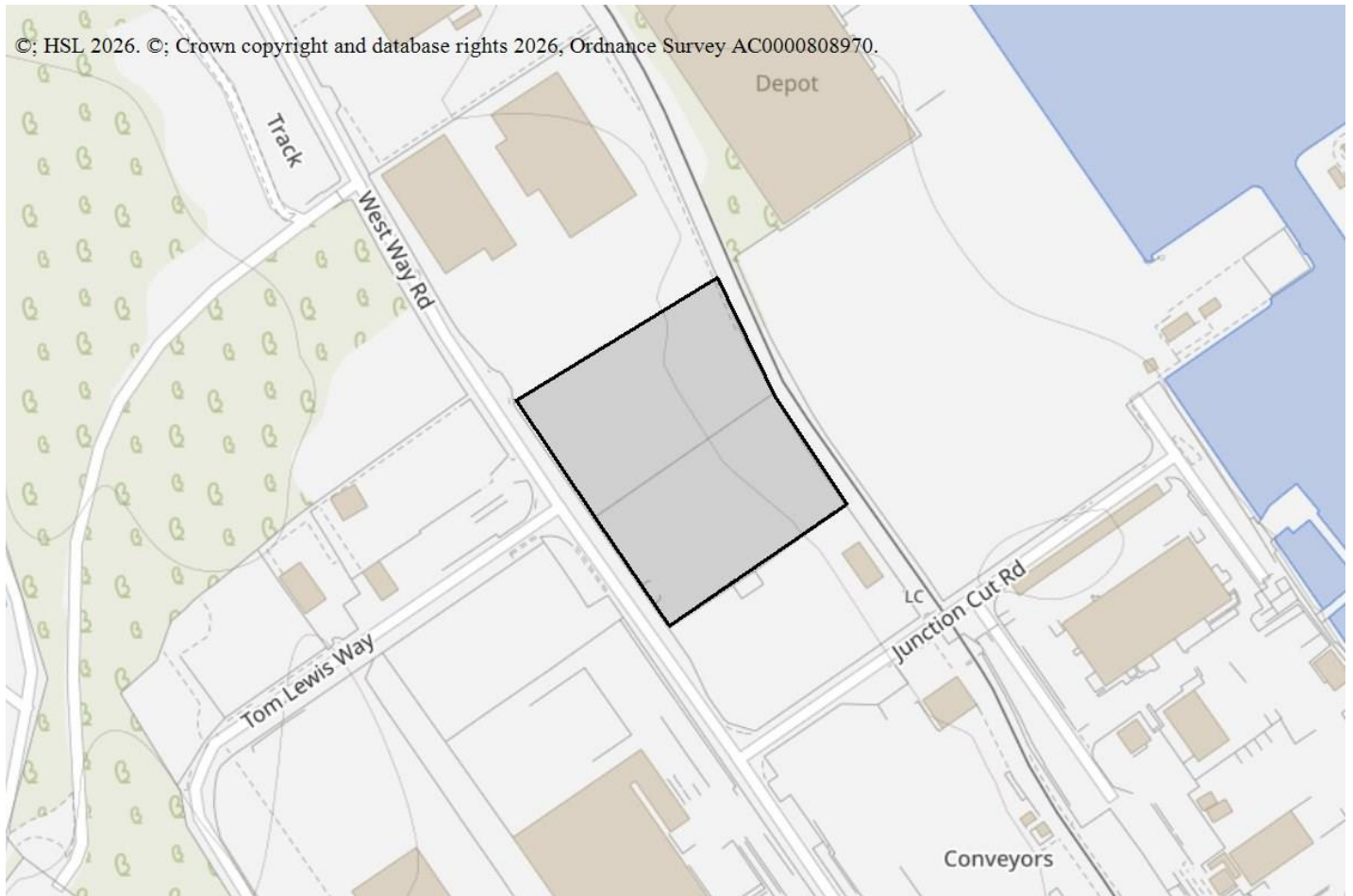
HSL-260416160949-744 Date enquiry completed :22 April 2026 (331507,185206)

Workplaces : Do Not Advise Against

Is it a workplace specifically for people with disabilities, e.g. sheltered workshops? No

Are there 100 or more occupants in any individual workplace building (that lie partly or wholly within a consultation distance)? No

Are there 3 or more occupied storeys in any workplace building (that lie partly or wholly within a consultation distance)? No



This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 22 April 2026.

Note that any changes in the information concerning this development would require it to be re-submitted.

Max Cruse

From: Geraint Jones
Sent: 06 May 2026 12:04
To: HazSubCon.CEMHD5@hse.gov.uk
Cc: Max Cruse; Jon Hurley
Subject: FW: West Way Road, Newport - Pre-Application Consultation HSE Ref: E89

Hi Allison,

Thanks for the below.

In respect of payment for further advice, when consulting with Hazardous Pipeline Team, advice is given for free given that we're consulting as part of a Pre-Application Consultation.

Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 relates to the requirement for Pre-Application Consultation before the submission of a planning application. Section 2E of the legislation states Specialist Consultees such as HSE have a duty to respond to the Consultation with a substantive response which:

- (a) states that the specialist consultee has no comment to make;*
- (b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation;*
- (c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or*
- (d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections.*

<https://www.legislation.gov.uk/wsi/2012/801/part/1A>

In light of the above and in accordance with the Pre-Application Consultation legislation, could a further substantive response be given please without the need for payment?

Kind regards,

Geraint Jones – Principal Planner

Asbri Planning Ltd | [REDACTED] T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea

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From: HazSubConsent CEMHD5 <HazSubCon.CEMHD5@hse.gov.uk>
Sent: 06 May 2026 11:46
To: Geraint Jones [REDACTED]
Subject: RE: West Way Road, Newport - Pre-Application Consultation HSE Ref: E89

Dear Mr Jones

Thank you for your enquiry.

As you are aware from the Web App, the proposed development site lies within the safeguarding zone of a licensed explosives site. HSE does not provide copies of safeguarding plans for explosives sites for national security reasons, however, you may wish to contact the local planning authority who hold a copy of the safeguarding plan which can be made available for public viewing.

If you wish to obtain specific advice from HSE on the proposed development, the cost of this service will be £655 plus VAT. Payment must be made in advance by credit card over the telephone (020 3028 3806).

Please note due to staff resources payments will only be taken between the hours of 9.30-12.30 on a Tuesday and Thursday morning.

Please quote our reference **E89** with your payment.

Also, please have to hand the following information as you may be asked:

- o Brief description of the application
- o Email address
- o Company name and address details for the VAT invoice

Please find attached a copy of HSE's conditions of business for land use planning, which are the conditions under which any advice will be provided.

Please note that to obtain HSE's advice you will need to provide details of the proposed development and its location, in particular the type of development (employment use, housing, leisure, etc) and its scale (number of dwellings proposed, layout of development). This information is required to provide definitive advice, although more general advice could be provided, based on the proposed uses, if such details are not currently available. Please also attach the results from your search of the Web App.

HSE will handle any data provided to it under the provisions of the Health and Safety Executive Privacy Policy Statement, which is available at: <https://www.hse.gov.uk/privacy.htm>

Kind Regards,

Allison Chippendale |
Health and Safety Executive | Chemical Explosives & Microbiological Hazards Division



 **PROTECTING PEOPLE
AND PLACES**

From: Geraint Jones [REDACTED]
Sent: 28 April 2026 13:50

To: Explosives Planning <explosives.planning@hse.gov.uk>
Cc: Max Cruse [REDACTED]; Jon Hurley [REDACTED]
Subject: RE: West Way Road, Newport - Pre-Application Consultation

▲ CAUTION: This email originated from outside the HSE Domain. Do not click links or open attachments unless you recognise the sender and know the content is safe. Always verify the sender's identity before responding or sharing any information.

Good afternoon,

Was just following up on the below to see if the Explosives Team had any comment to make in relation to West Way Road before the PAC ends on the 7th May and the Planning Application is submitted shortly after?

We've received confirmation that HSE do not advise against development in respect of proximity to the Hazardous Pipeline.

Thanks in advance.

Kind regards,

Geraint Jones – Principal Planner

Asbri Planning Ltd | [REDACTED] **T: 02920 732652** | **W: <http://www.asbriplanning.co.uk>**



Cardiff | Swansea

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From: Geraint Jones
Sent: 20 April 2026 11:43
To: 'explosives.planning@hse.gov.uk'; 'lupenquiries@hse.gov.uk'

Cc: Max Cruse ; Jon Hurley

Subject: West Way Road, Newport - Pre-Application Consultation

Good morning,

We are acting on behalf of ASR Projects Ltd in respect of the new industrial buildings for pallet manufacturing, repair and storage at land parcel B16 West Way Road, Newport. A Pre-Application Consultation (PAC) is currently underway and we have consulted HSE's Webb App which reveals that the site lies within an Explosives Safeguarding Zone and consultation zone for accident hazard pipelines.

In respect of Explosives, as per the attached we are contacting explosives.planning@hse.gov.uk for further advice.

In respect of the accident hazard pipeline, please could a credit be put on our account so that we can progress to the next stage of consultation?

Please see below link to the PAC where the proposed plans and documents associated with the application can be reviewed if needed:

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/land-parcel-b16-off-west-way-road-newport-docks-newport>

Thanks in advance. Any queries let us know.

Kind regards,

Geraint Jones – Principal Planner

Asbri Planning Ltd | [REDACTED] T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



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Asbri Planning Ltd

Eich cyfeirnod
Your reference

26.165

By email

Ein cyfeirnod
Our referencemail@asbriplanning.co.ukDyddiad
Date

22 April 2026

Llinell uniongyrchol
Direct line

0300 0252791

Ebost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas, including storage shelter and associated facilities, Land Parcel B16 off West Way Road, Newport Docks, Newport

Thank you for your letter of 9 April inviting our comments on the pre-planning application consultation for the proposed development described above.

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

MM084 Tredegar Fort

MM190 Castell Glas Castle Mound



Registered Parks and Gardens

PGW(Gt)19(NPT) Bellevue Park

PGW(Gt)38(NPT) St. Woolos Cemetery

PGW(Gt)48(NPT) Tredegar Park

PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle

This pre-planning application is for a new industrial building at Land Parcel B16 off West Way Road, Newport Docks, Newport.

The above designated historic assets are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

There may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by Heneb: The Welsh Archaeology Trust www.heneb.co.uk

Yours sincerely,

Laura Cooper

Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol



Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the



determination of a planning application.

Gwasanaeth Tân ac Achub
De Cymru



South Wales
Fire and Rescue Service

Asbri Planning Ltd.
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
mail@asbriplanning.co.uk

Our Ref: DL/47-15622 (BR12)
Your Ref: 26.165
Date: 14 April 2026
Contact: Station Manager D. Lijertwood
Tel: 07350 394272
E-mail: firesafety@southwales-fire.gov.uk

Dear Sir/Madam,

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

**PROPOSAL: NEW INDUSTRIAL BUILDING TO HOUSE PALLET
MANUFACTURING AND REPAIR FACILITIES TOGETHER WITH EXTERNAL
MATERIALS AND PALLET STORAGE AREAS INCLUDING STORAGE SHELTER
AND ASSOCIATED FACILITIES**

**LOCATION: LAND PARCEL B16 OFF WEST WAY ROAD, NEWPORT DOCKS,
NEWPORT**

I acknowledge receipt of the notification to the South Wales Fire and Rescue
Authority ("The Authority") in relation to the above application.

The proposed site plan in relation to the above has been examined by The Authority
and the following standing advice is given at this stage:

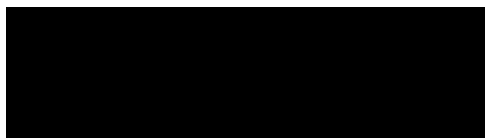
The developer should carefully consider the need for the provision of: -

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances

Further comments will be made at full Town & Country application stage.

Yours faithfully,

Duly signed and authorised by



for Assistant Chief Fire Officer

Enc: BR12 Appendix

Pencadlys Gwasanaeth Tân ac Achub De Cymru,
Parc Busnes Forest View, Llantrisant, Pont-y-clun, CF72 8LX.

Ffôn 01443 232000 • **Ffacs** 01443 232180
www.decymru-tan.gov.uk

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.

CODI YMWHYBYDDIAETH - LLEIHAU PERYG

South Wales Fire and Rescue Service Headquarters,
Forest View Business Park, Llantrisant, Pontyclun, CF72 8LX.

Telephone 01443 232000 • **Fax** 01443 232180
www.southwales-fire.gov.uk

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

RAISING AWARENESS - REDUCING RISK

BR12 Appendix

1.0 Access for Fire Appliances

Typical vehicle access route requirements:

<u>Appliance Type</u>	<u>Min Width Road</u>	<u>Min Width Gate</u>	<u>Min Turning Circle between Kerbs</u>
Pump	3.7m	3.1m	16.8m
Aerial Appliance	3.7m	3.1m	26.9m

	<u>Min Turning between Wall</u>	<u>Min Height Clearance</u>	<u>Min Capacity Tonnes</u>
Pump	19.2	3.7m	18
Aerial Appliance	29.0	4.0m	24

Pedestrian Priority

Pedestrian schemes must consider the need for permanent and unobstructed access for firefighting appliances. The siting of ornamental structures such as flower beds, must take account, not only of the access requirements of the fire appliances but the need to be able to site them in strategic positions; in particular, account must be taken of the working space requirements for aerial appliances. Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure adequate access for fire appliances, their siting and use.

2.0 Water Supplies for Firefighting

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to cater for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Access to Open Water Supplies

Where development of waterfront sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

3.0 **Conclusion**

Developers should engage in early, collaborative discussions with Dŵr Cymru Welsh Water, **Natural Resources Wales (NRW)**, and the Fire and Rescue Authority to ensure that adequate water supplies are available for firefighting purposes.

The Fire and Rescue Authority reserves the right to require the provision of static water supplies on-site as a condition of planning consent where existing water supply infrastructure is insufficient to address the assessed fire risk. This approach aligns with current national guidance and legislation, including the:

- **Well-being of Future Generations (Wales) Act. 2015,**
- **Building Regulations Approved Document B (Fire Safety 2019)**
- **British Standard BS 9990:2016 Non-automatic firefighting water supplies.**

Max Cruse

From: Grace Lewis <[REDACTED]>
Sent: 22 April 2026 16:01
To: Mail Asbriplanning
Subject: 26.165 - Land Parcel B16 off West Way Road, Newport Docks, Newport

OFFICIAL



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

My Ref: P/TP26/47

Your Ref: 26.165

Date: 22 April 2026

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: 26.165

PROPOSAL: Article 2D New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities

LOCATION: Land Parcel B16 off West Way Road, Newport Docks, Newport

Dear Sir/Madam,

Thank you for your email dated **15 April 2026** together with the opportunity to comment on this proposal.

Network Rail has no comments to make on this application.

Yours Sincerely,

Grace Lewis MRTPI

Town Planner (Wales and Western)

Network Rail

Temple Point, Redcliffe Way, Bristol, BS1 6NL

www.networkrail.co.uk/property

Our Ref: CAS-305523-W5G3

Your Ref: 26.165

Asbri Planning
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Dyddiad/Date: 30 April 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Statutory pre-application consultation – Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended

Bwriad/Proposal: New industrial building to house pallet manufacturing and repair facilities together with external materials and pallet storage areas including storage shelter and associated facilities

Lleoliad/Location: Land Parcel B16 off West Way Road, Newport Docks, 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 09 April 2026.

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 **foul drainage**. 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.

Foul drainage

We understand the proposed development is not located in a mains sewered area. The draft planning application form confirms foul sewage is to be disposed of to a new septic tank.

We refer you to [Welsh Government Circular 008/2018](#) on the use of private sewerage in new development, which advises if a connection to mains sewer is not feasible, a package sewage treatment plant should be considered. Only if it can be clearly demonstrated by the developer that a connection via a package sewage treatment plant is not feasible, considering cost and/or practicability, should a system incorporating septic tank(s) be considered.

Therefore, you should provide amended foul drainage proposals in your planning application which uses a package sewage treatment plant, or you should provide information in your planning application which clearly demonstrates a connection to a package sewage treatment plant is not feasible.

Furthermore, since a new private sewerage system is proposed, you need to demonstrate the proposal would not pose an unacceptable risk to the environment. *Welsh Government Circular 008/2018* advises full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, to justify the use of private sewerage. You need to demonstrate disposal of foul effluent from any proposed private sewerage system would be effective at this location.

Therefore, you should also provide information in your planning application which confirms:

- how the foul effluent will be discharged, for example via soakaway to ground or to watercourse
- the location of the discharge, for example a plan showing the location of the proposed private sewerage system and the soakaway or discharge point to watercourse
- disposal of foul effluent would be effective at this location, for example if discharge is proposed to ground you should submit porosity/percolation testing results and calculations for the specific size of any proposed soakaway(s) and ensure there is sufficient space to install the drainage field as set out in British Standard 6297:2007+A1:2008)

Further advice

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Small sewerage systems that meet certain criteria may be registered as exempt.

If a private sewerage system is not eligible for an exemption, you will need to apply to us for an environmental permit. Further details can be found [here](#). Further information may be needed as part of the permit application process. You are therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found [here](#).

It is important to note; a grant of planning permission does not guarantee a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. You are encouraged to ensure you have all the required permissions, consents, permits, and any other approvals in place prior to commencement of works on the site.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer you to Guidance for Pollution Prevention 4 on the NetRegs [website](#), which provides further information.

Flood risk

The planning application proposes less vulnerable development (general industrial). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 (Sea).

We refer you to Section 10 of *Technical Advice Note (TAN) 15: Development, flooding and coastal erosion* (2025) for advice on how the planning authority should consider this application in line with current planning policy. Our role is to provide the planning authority with detailed advice 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 with the Lead Local Flood Authority.

Therefore, we have reviewed the FCA by Vale Consultancy (01.04.2026). Our advice to you is that the FCA satisfactorily demonstrates the risks and consequences of flooding are manageable to an acceptable level. Therefore, we would have no objection to the application on flood risk grounds as submitted. Further detail is provided below.

The FCA includes the following site-specific topographic survey information:

- Wider site levels range from 8.52 m to 10.73 m above ordnance datum (AOD)
- Proposed covered pallet storage shelter levels range from 9.30 m to 9.67 m AOD
- Proposed manufacturing building levels range from 9.48 m to 10.23 m AOD

The FCA has been informed by our Product 5 and 6 flood model data. This data covers tidal flood events incorporating a climate change allowance (CCA) up to the year 2121. This exceeds the required 75-year lifetime of development applicable to this type of proposal.

Frequency thresholds (Figure 5 - designing development to be flood free)

The FCA shows the site is not at risk of flooding during all flood events up to and including the 0.5% (1 in 200 year) + CCA annual probability tidal event to 2121. This is compliant with Figure 5 of TAN 15.

Tolerable conditions (Figure 6 - managing consequences in an extreme flood event)

The FCA shows the western part of the site is predicted to be at risk of flooding during the 0.1% (1 in 1000 year) + CCA annual probability tidal flood event to 2121. The proposed covered pallet storage shelter is predicted to marginally encroach into this flood extent during the same event. However, the FCA does not provide the associated flood depth for this encroachment. In contrast, the proposed manufacturing building is shown to be flood free across all flood events up to and including the 0.1% (1 in 1000 year) + CCA annual probability tidal flood event to 2121.

Overtopping and/or breach and blockage assessment

The FCA includes data for the 0.1% (1 in 1000 year) + CCA annual probability tidal flood event to 2115 breach scenario. This data indicates that, under the breach scenario, the western part of the site is predicted to be at risk of flooding. A small section of the proposed covered pallet storage shelter is predicted to flood to a depth of 0.14 m. In

contrast, the proposed manufacturing building would be shown to be flood free during all the modelled breach scenarios.

Based on the data, and when applying the required 75-year lifetime of development, it can be assumed the site would be flood free during the 0.1% (1 in 1000 year) + CCA annual probability tidal flood event to 2101. This is compliant with figure 6 of TAN 15.

There is no information provided in the FCA on the flood levels associated with the relevant extreme events that would enable flood depths to be derived across the wider site. The planning authority may wish to request this additional information is submitted by the applicant for emergency planning purposes.

Latest climate change allowances

As you are most likely already aware, Welsh Government has issued recent updates to the [Flood Consequences Assessments: Climate change allowances](#) guidance, as detailed within Welsh Government's [Dear CPO Letter](#). The updated guidance states:

"This document replaces the guidance issued in September 2021 and should be applied to planning applications (full, outline and reserved matters) submitted from 1st April 2026, and all development plans to be submitted to Welsh Government from 1st April 2026."

Section 3.3 of the guidance states:

"The 2100 allowance is currently appropriate for development with a 75-year lifetime, while the 2125-2130 allowances can be used to determine impacts for development with a 100-year lifetime."

As the FCA has been informed by data covering tidal flood events incorporating a CCA up to the year 2121, we are satisfied that, in this instance, the latest climate change allowances have been appropriately considered.

Flood risk elsewhere

Given the scale and nature of the proposals, we agree with the FCA conclusion that the proposed building footprints would have a negligible impact on flood risk elsewhere.

Mitigation measures

It is recommended the site owners and occupants:

- sign up to receive flood warnings from us
- display appropriate documentation to inform users of the site of the potential flood risk
- prepare a Flood Evacuation Management Plan for implementation during an extreme event

Site access

The FCA states access and egress would be provided via West Way, travelling north-west towards Docks Way, before continuing west along the Southern Distributor Road. This route leads away from all modelled tidal flood extents up to and including the extreme 0.1% (1 in 100 year) + CCA annual probability tidal flood event to 2121.

Conclusion

Overall, we are satisfied the proposed development complies with the requirements of TAN 15.

Protected sites

Severn Estuary European Marine Site and River Usk Special Area of Conservation

The application site is within Alexandra Docks, which is hydrologically linked to the Severn Estuary European Marine Site (Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar) and the River Usk SAC. We have identified potential impact pathways to features of the protected sites by pollution.

From the information provided, we consider that providing the developer adheres to standard industry-wide best practice measures, in this instance pollution prevention guidelines, which would be applied onsite independently of the Habitats Regulations Assessment process, the proposal would not result in a likely significant or adverse effect. Further information on pollution prevention guidelines is provided under the 'Advice for the developer' section below.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for the planning authority to carry out the test of Likely Significant Effects for the proposed development. Should they conclude that the proposal is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made of the implications of the project for that site in view of its conservation objectives. The planning authority must for the purposes of the assessment consult us and have regard to any representations we make within such reasonable time as they specify.

Severn Estuary Site of Special Scientific Interest and River Usk (Lower Usk) Site of Special Scientific Interest

The application site is within Alexandra Docks, which is hydrologically linked to the Severn Estuary Site of Special Scientific Interest (SSSI) and the River Usk (Lower Usk) SSSI. We consider the proposals have the potential to impact upon the Severn Estuary SSSI and the River Usk (Lower Usk) SSSI. Providing the impact pathways referenced above for the Severn Estuary European Marine Site and River Usk SAC are adequately addressed, we would consider the features of the SSSIs will also be adequately safeguarded.

Land contamination

We recommend the requirements of *Planning Policy Wales* (2024) and the [Land Contamination Risk Management](#) guidance should be followed.

We would not provide detailed site-specific advice or comments with regards to land contamination issues for this site as we assume gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site the planning authority may wish to re-consult us.

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 do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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 for the developer

All works at the site must be carried out in accordance with *Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water*, and *GPP 6: Working on construction and demolition sites*, which are available on the [NetRegs website](#). During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

If you have any queries about 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

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.

Max Cruse

From: Mail Asbriplanning
Sent: 06 May 2026 13:32
To: Geraint Jones; Max Cruse
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land Parcel B16 off West Way Road, Newport Docks, Newport

FYI

Email saved in PAC responses

Ros Neale - Administrator
Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



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From: [REDACTED] **n Behalf Of** LGC_Development_Control-South@gov.wales
Sent: 06 May 2026 13:09
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land Parcel B16 off West Way Road, Newport Docks, Newport

Good Afternoon

I refer to your consultation of 09/04/2026 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 would not issue a direction in respect to a future planning application.

Kind Regards

Mark White

Cysylltedd Trafnidiaeth & Digidol/Transport & Digital Connectivity
Grŵp Economi, Ynni a Thrafnidiaeth/Economy, Energy & Transport.
Llywodraeth Cymru/Welsh Government

Appendix G - Responses received from 'other' consultees

Max Cruse

From: Rob Dunning [REDACTED]
Sent: 16 April 2026 14:25
To: Mail Asbriplanning
Subject: RE: Land Parcel B16 off West Way Road, Newport Docks, Newport

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Ros

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the proposal is located in an area of archaeological potential. It is located in on the reclaimed marshland of the Level of Mendalgief, where human activity is known to have occurred for 6000 years. However, the current landscape was formed when the Alexandra Dock was built c.1870. In 1878 during the construction of a timber float, an early medieval boat was discovered, likely in one of the former courses of the River Ebbw. This highlights the potential for archaeological remains, particularly those dated to the prehistoric period and/or maritime functions, to be located in the vicinity.

Accordingly we have previously recommended archaeological mitigation for developments in the area. The work has identified significant depths of recent made-ground across the landscape, albeit the deposit varies in depth. Indeed, a watching brief carried out immediately north of the current area in 2006 identified such and encountered no archaeologically significant remains.

Overall, it is unlikely that significant archaeological material will be encountered during the course of the proposal. As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination work, or that any archaeological conditions are attached to any consent.

Should you require anything further, please get in touch.

Regards,

Rob



Rob Dunning BSc, MCIfA | Glamorgan-Gwent
Swyddog Stiwardiaeth | Stewardship Officer
01639 501708
Rob.Dunning@heneb.org.uk
www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

Mae Henneb yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists
Heneb is a Registered Organisation with the Chartered Institute for Archaeologists



Swyddfa Gofrestrig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Max Cruse

From: .box.assetprotection <assetprotection@nationalgrid.com>
Sent: 27 April 2026 07:52
To: Max Cruse
Cc: Geraint Jones; Jon Hurley
Subject: RE: [EXTERNAL] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land Parcel B16 off West Way Road, Newport Docks, Newport

Good morning Max,

Thank you for your email.

Regarding the above planning application, there are no National Grid Electricity Transmission assets affected by the proposal.

If you would like to view if there are any other affected assets in this area, please raise an enquiry with <https://lsbud.co.uk/>. Additionally, if the location or works type changes, please raise an enquiry.

Please note this response is only in reference to National Grid Electricity Transmission assets only. National Grid Electricity Distribution (formerly WPD) and National Gas Transmission (formerly National Grid Gas) should be consulted separately where required.

Kind regards,

NGET Asset Protection Team

From: Max Cruse [REDACTED]
Sent: 14 April 2026 11:48
To: [REDACTED]
Cc: [REDACTED]
Subject: [EXTERNAL] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land Parcel B16 off West Way Road, Newport Docks, Newport

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Hello,

Please see attached.

Max Cruse - Graduate Planner

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>

