

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

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

Dyddiad/Date: 10 October 2024

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: REBUILD A FIRE DAMAGED STEEL FRAMED BUILDING

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

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 25 September 2024.

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

Flood Risk

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

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

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

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

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

Further Advice

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

Foul Drainage

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

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

Other Matters

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

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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

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

Advice to the Developer

Construction Environment Management Plan

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

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

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

Yn gywir / Yours faithfully,

Sarah Lund

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

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

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.