

PRE-APPLICATION CONSULTATION REPORT

**Land at Coverack Road
Newport**

April 2025



Summary

Proposal

Full application for the development of 40 flats and associated works.

Location

Land at Coverack Road, Newport

Date

April 2025

Project Reference

23.220

Client

Hedyn

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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Report Revision No.

Revision B

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Introduction

- 1.1 Asbri Planning have been instructed by Hedyn to undertake a Pre-Application Consultation (PAC) and prepare a subsequent report in respect of the proposed development of 40 flats and associated works at land at Coverack Road, Newport.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report;
 - 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.
- 1.4 Section 2E places a duty placed upon specialist consultees to provide a substantive response to pre-application consultation within 28 days.
- 1.5 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.
- 1.6 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.

- 1.7 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 16th December 2024 to the 20th January 2025 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Hedyn 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 16th December 2024 until the 20th January 2025 inclusive. Computer facilities were identified to view the application at Newport Central Library between the hours of: Tuesday – Friday 09:00 to 17:30, and Saturday 09:00 – 16:00. The Library is closed on Mondays and Sundays;
- In addition, a public engagement event was held on Wednesday 8th January between 15:00 to 18:00 at Rosier's Dojo, 1 Witham Street, with both local members, and local resident invited to attend. The proposals were displayed on illustration boards, and members of the design team were available to field any questions had throughout the afternoon.

Table 1: List of Proposed Plans

Plan Title	Drawing Reference
Site Location Plan (A3)	1671 PAC:01
Site Analysis Drawing (A3)	1671 PAC: 02
Existing Site Plan (A3)	1671 PAC: 03
Proposed Site Plan (A3)	1671 PAC: 04
Proposed Ground Floor Plan (A3)	1671 PAC: 05
Proposed Upper Floor Plans (A3)	1671 PAC: 06
Proposed Elevations (A3)	1671 PAC: 07
Proposed Context Elevation (A3)	1671 PAC: 08
3D Images	1671 PAC: 09
Type A Plans (A3)	1671 PAC: 10
Type B Plans (A3)	1671 PAC: 11
Type C Plans (A3)	1671 PAC: 12
Context Site Plan (A3)	1671 PAC: 13
Massing Study (A3)	1671 PAC: 14

Table 2: List of Documents

Document	Author
Planning Application Forms (1APP)	Asbri Planning

Planning Statement	Asbri Planning
Design and Access Statement	Kennedy James Griffiths
Primary Ecological Appraisal	JBA Consulting
Habitat Regulations Appraisal	JBA Consulting
Flood Consequences Assessment	JBA Consulting
Drainage Strategy	Quad Consult
Environmental Noise Assessment	Hunter Acoustics
Archaeological and Heritage Assessment	EDP
Detailed Soft Landscaping Plan	EDP
Transport Statement	Acstro
Travel Plan	Acstro
Sustainability Assessment	Asbri Planning
Sustainability Plan	Asbri Planning
Preliminary Geo-Environmental and Geo-Technical Assessment	Tweedie Evans Consulting Limited

- 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 20th January 2025.

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	Email	Address
Cllr. Gavin Horton (Victoria)	Gavin.horton@newport.co.uk	c/o Newport City Council Civic Centre Newport NP20 4UR
Cllr. Farzina Hussain (Victoria)	Farzina.horton@newport.gov.uk	c/o Newport City Council Civic Centre Newport NP20 4UR

- 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 specialist (statutory) consultees;

- Cadw
- Dwr Cymru/Welsh Water (DCWW)
- Health and Safety Executive
- NRW
- South Wales Fire and Rescue
- Welsh Government – 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;

- Cadent Gas
- GGAT (Heneb)
- Newport City Council Heritage & Conservation Officer
- Secure by Design Officer
- Wales and West Utilities
- Western Power

- 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 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- A site notice was displayed on/adjacent to the site; and
 - Notices were issued to the adjoining land owners and/or occupiers.
 - A public engagement event was held during the consultation period, with those in attendance offered the chance to complete a response form.
- 4.3 5 responses were received between the date of issuing the letters to the identified statutory consultees and the time of the application submission.

Table 4: Nature of Correspondence Received

Consultation Response	Number of Response
Support	2
Neither object nor support	1
Object	2
Total	5

- 4.4 The nature of the response totalled 2 in support, 1 persons of neutral opinion, and 2 objections. The contents of these responses are summarised as follows:

Table 5: Comments in Support

Comments Received	Response
<i>I am in support of the development and live in neighbouring Bankside House, but have a couple of comments to provide on this. The development has a nice design and should improve the appearance of the site and wider area. It would be nice to see improved lighting along Coverack Road during evening/nighttime hours for pedestrians, dog walkers, etc. Improved bin storage security in comparison to that at Bankside House would also be nice, given existing issues of fly tipping. It might also be worth having designated drying areas added into the development.</i>	Response noted. The proposed development comprises a lighting scheme which, whilst sensitive to the existing residential context, will improve the existing lighting context along all elevations. The development proposes a secure waste storage area which will be managed by a designated estates contact at Hedyn. The internal layouts of the proposed units have been considered carefully with regard to amenity and drying space, in accordance with WDQR 2021 and WHQS drying space standards (revised 2023). All of the units proposed have balcony spaces, which can be utilised for drying in warm periods. Accordingly, the proposed units are considered to be compliant with the relevant drying space standards.

*Good afternoon to whom may it concern,
I hope your well! I am contacting you as per
above, regarding the properties which you are
doing a new build for, I am contacting on behalf
of my partner, [NAME REDACTED]. He is
currently living in a Hostel, the address for his
current place is [ADDRESS REDACTED].*

Response noted. The proposed units are set to be allocated to those who are signed up to Newport City Council's Common Housing Register for affordable housing. The respondent is kindly asked to contact Newport City Council and Hedyn, if they have not done so already, regarding potential occupancy of the proposed flats.

The reason into why he is living in this hostel, is purposely because he is declared as homeless and has been looking for a place for a long period of time, and he is looking somewhere for him to move around the above location, for him to call it "Home".

This would be a great opportunity for [NAME REDACTED], his support worker (provided by Newport Council) would be more than happy to assist you with further enquires if needed by yourselves.

This would be more than a great opportunity for him, as he is now looking settle down, and gain a future for himself, because whilst he is living in this hostel his mental health is deteriorating badly due to the environment he has been placed in, which is beyond his control at this current time, which is why he is making you aware of his interests within this property planning.

[NAME REDACTED] will be in favour for the proposed development, which is being advertised, for the above reasons. If you need any further enquiries, please do not hesitate to contact [NAME REDACTED] on the above email address, or the below phone number: 0784XXXXXXX [NUMBER REDACTED].

*We look forward to hear from you soon.
Have a great Christmas and a happy new year!*

Table 6: Comments Neither in Support or Objection (Neutral)

Comments Received	Response
<i>"Neutral on proposed development but concerns with the amount of traffic already generated within the area and how this could increase as part of the proposed development. Hopefully</i>	Response noted. The application is accompanied by a Transport Statement and Travel Plan which demonstrate that the proposed development is acceptable from a Highways and road traffic perspective.

this should help in addressing some of the issues experienced in the area.

Frustrated with deliveries not being delivered to the correct address – orders meant for Tramway/Bankside House are being delivered to Coverack Road."

Whilst this comment does not necessarily apply to the matters considered in determining planning applications, it is sympathised with and has been passed onto Hedyn accordingly.

Table 7: Comments in Objection

Comments Received	Response
<i>"Concerns on current issues with anti-social behaviour from neighbouring Bankside House. Parking is an ongoing issue as Bankside House has no allocated parking spaces. Issues around waste in bin storage – bags not being disposed of properly and abuse of storage area.</i> <i>Vehicle ticketing has ceased and issues with installing blocking bollards on spaces as unclear landownership position. Also worried about the value of my property as anti-social behaviour could increase as a result of this development. I appreciate that the development of this site could help in addressing this [antisocial behaviour] but this needs to be sorted."</i>	Response noted. The proposed development looks to combat any concerns of existing antisocial behaviour through securing the redevelopment of a vacant site which is considered to contribute towards antisocial behaviour in its current form. Through the development, natural and man-made surveillance can be achieved (through windows, lighting, CCTV, etc) which would deter culprits of antisocial behaviour. The proposed development looks to develop a secure bin storage area along the east of the site, near Coverack Road. This will be managed by Hedyn appropriately to minimise abuse of the bin storage areas. Comments on parking are noted. As per the accompanying Transport Statement and Travel Plan, in addition to the justification set out within the accompanying Planning Statement, the proposals are considered to be acceptable from a parking and highways perspective. Comments relating to ticketing have been passed onto Hedyn. Comments relating to property values, whilst noted, are not a material consideration in the determination of planning applications.
<i>"I'm Worried that this new block will bring more anti-social behaviour. There are already existing issues at Tramway House. Communal areas need addressing as these get abused at Tramway and Bankside House.</i> <i>I'd like to see a barrier installed for the car park entrance, and for CCTV options to be considered as part of this scheme. Vehicles are being abandoned in the Tramway House car park and this cannot continue. Anti-social behaviour (drug dealing) is a frequent issue at Bankside House, with bikes/scooters used by culprits</i>	Response noted. As set out above, it is considered that the proposed development can address concerns of existing antisocial behaviour through redeveloping a vacant site. Lighting, CCTV, windows, and the presence of a physical structure on the site are anticipated to deter any existing antisocial behaviour. CCTV forms a key component of the proposed scheme, given the residential use proposed. This is anticipated to contribute to the improved management of the existing parking areas to the west of the site. The installation of a barrier cannot be incorporated into the

along the riverfront which is dangerous. Can Councillors look into this please?"

proposals given that the proposed development looks to utilise the existing parking and access arrangement.

Comments on antisocial behaviour of all kinds have been passed onto Hedy. It is also recommended that the Local Councillors are contacted, if not already, to raise further awareness of antisocial issues taking place in the vicinity and along the riverfront.

Response to Community Consultees

Introduction

- 5.1 No responses from the community consultees contacted were received during the period of statutory pre-application consultation.

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).

NRW

Comments (Conditions Proposed)

Comment [Response summarised for the purposes of this section. Full response available in Appendix F].

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted: Condition: Land affected by contamination Condition: Contamination verification report Condition: Unsuspected contamination Condition: Surface water drainage Condition: Piling Condition: Construction Environment Management Plan.

Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.

Land Contamination

We have reviewed the Preliminary Geo-Environmental and Geotechnical Assessment. Report Ref:0803007.001.01. June 2008 prepared by Tweedie Evans Consulting Ltd. We agree with the recommendations in section 11.5 to carry out further site investigation and groundwater monitoring. To secure recommendations, we would request the following conditions should a full/formal application be received:

- Condition: Land affected by contamination*
- Condition: Contamination verification report*
- Condition: Unsuspected contamination*
- Condition: Surface water drainage*
- Condition: Piling*

Flood Risk

We have reviewed the supporting FCA undertaken by FCA referenced LBS-JBAU-XX-XXRP-Z-0001-Coverack_FCA dated December 2024. The FCA shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection to the application as submitted.

Protected Sites

The development is adjacent to the main River Usk Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and to avoid pollution incidents from the development affecting the SSSI we recommend a Construction Environment Management Plan is included:

Condition: Construction Environment Management Plan

We welcome the HRA and Ecological appraisal prepared by JBA, December 2024. We agree with the conclusions of the HRA that provide the mitigation measures recommended by JBA Consulting are implemented then there is unlikely to be an adverse impact on the River Usk SAC or Severn Estuary designated sites. A robust CEMP (as advised above) should safeguard the SAC features from potential impacts from pollution/site run off and any ground contamination from historical industrial use of this land. While we agree with the conclusion, we recommend the potential impacts of lighting spill during operation (not just during construction) is recognised in the HRA and the potential impacts of this on otters using the bankside habitat of the Usk.

Response Response noted. The suggested conditions raise no concerns and Hedyn have no issue in following the recommendations of the accompanying Geo-Environmental and Geotechnical Report.

It is noted and welcomed that NRW raise no objection with regard to flood risk, establishing that the risks and consequences of flooding are manageable as per the accompanying FCA. It is acknowledged that due to delays associated with planning submission and subsequent release of the new TAN15, NRW are likely to re-issue comments in respect of flood matters relevant to new policy at the time of full submission consultation.

Given the nature of the proposals, it is agreed that a CEMP should be provided as a condition following the approval of a formal planning application. This will safeguard and mitigate any potential concerns relating to the River Usk SAC.

South Wales Fire & Rescue

Supportive

Comment *South Wales Fire and Rescue Service have looked at the application and agree with the application. Further comment will be made at full planning application stage.*

Response Response noted. No further action required at this moment in time.

Dwr Cymru Welsh Water

Comments

Comment [Response summarised for the purposes of this section. Full response available in Appendix F].

Public Sewerage Network

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

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer consult with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

Foul Water Drainage – Sewage Treatment

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

Potable Water Supply

We anticipate this development will require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage. Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 16" diameter watermain at the junction of Morris St and Corporation 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.

Response	Response noted. The proposed development looks to incorporate the sustainable management of drainage in accordance with National legislation and SAB approval will be secured separately to this planning application. The public sewerage network map attached within DWCC's response indicates that the combined public sewer in question runs from Coverack Road northwards – accordingly, it is not considered that the proposed development would generate any adverse impacts on the combined sewer network.
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Health and Safety Executive

No Objection

Comment Your development does not intersect a pipeline or hazard zone, HSE Planning Advice does not have an interest in the development.

Response Response noted. No further action required.

Local Highway Authority (Newport City Council)

Comments

Comment This appears to be something we have already commented on. There doesn't appear to be any significant changes from a highways' perspective. Feel free to come back to me if I'm missing something.

Response Response noted. The Local Highway Authority have a statutory duty to be consulted as part of PAC. Within their pre-application comments, Highways made the following comments:

"At this stage there does not appear to be any major highway related issues, but minor amendments and additional information would be requested".

At that stage, the "additional information" requested was understood to comprise calculations of the ratio of parking to bed numbers, the inclusion of a swept path analysis for RCVs, justification for reduced parking, and confirmation of the proposed parking strategy with regard to shared areas with Bankside & Tramway House.

Justification for reduced parking is set out within the accompanying Planning Statement and Design and Access Statement, while the accompanying Transport Statement and Travel Plan show & set out that RCVs will serve the site via the continued use of Coverack Road down and along the south-west of the site which is already established as acceptable for Bankside and Tramway House.

Cadw

No Objection

Comment *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 parks and gardens that would be affected by the proposed development.

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

Response Response noted – no further action required.

Welsh Government – Trunk Road Agency

No Comment

Comment *I refer to your consultation of 16/12/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the M4 trunk road does not issue a direction in respect of this application.*

Response Response noted – no further action required.

Response to Other Consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Heneb Archaeological Trust

No Objection

Comment 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 on the alluvial flood plain of the River Usk, where recent work has shown that human activity has been present in this area for at least 6000 years. The waterlogged environment of the area has provided ideal conditions for the preservation of organic material, making any archaeological discoveries potentially of national importance. However in this case there are no definite indications that archaeological features are located in the application area, the early edition OS maps show a small grouping of industrial buildings in the area later demolished and replaced by a series of railway sidings. There is also no indication of any pills (small estuaries), formed by the conversion of tributaries onto the river that elsewhere have been shown a focus for early settlement. Furthermore the GI report indicates the presence of multiple layers of modern made-ground to a significant depth (4.6m), as well as high levels of contaminants. It is likely that the requisite groundworks, with the exception of piles, would be contained within these layers. Overall, it is unlikely that the proposed works will encounter archaeologically significant remains.

As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.

Response Response noted – no further action required.

Designing Out Crime Officer

No Objection – Recommendations Made

Comment [Response summarised for the purposes of this section. Full response available in Appendix H].

I have reviewed the development plans and associated documents through the Asbri Planning portal. Should any of these drawings be revised with significant alterations to the building design, layout, and/or specification level can I please request these are forwarded on. To support my recommendations around the design and layout, physical security requirements, and product recommendations I have reviewed the crime statistics for the ward area of Victoria, for a 12-month period between 1st January 2024 – 1st January 2025.

From a Policing perspective the development is located in the Newport County Borough Council area, within the Maindee section and Victoria Ward. The Victoria ward is 1 of 6 wards covered by the Maindee section.

From examining the crime/incident data, I am satisfied that the proposed development location is not currently being affected by any significant ongoing crime trends or patterns. Gwent I can confirm that the current call volume and demand from the area is not having a detrimental effect on Policing or the community within the location.

Recommendations relate to the following matters:

- Layout
- Parking Bays
- Boundaries
- External Lighting
- Doors
- Green Spaces
- Access Control
- Lift Security
- Access Control
- Windows
- CCTV
- Cycle Storage
- Site Security
- Refuse Security

Response	Response noted. The site benefits from existing perimeter fencing which has contributed to a safe, secure site. Any future proposals will incorporate secure design measures (including boundary treatments, lighting, and CCTV) in order to continue to ensure that the safety of the site is not compromised. No further action required at this moment in time.
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National Grid (Plant Protection)

No Objection

Comment	<i>Please find attached the conformation of disconnection for the above site. As far as NGED is concerned the building is electrically safe for you to demolish.</i>
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Response	Response noted, no further action required.
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Conclusion

- 8.1. Asbri Planning have been instructed by Hedyn to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the full planning application for the proposed development of 40no. affordable flat units and associated works at land at Coverack 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 – Photos of Site Notice & Map



**LAND AT COVERACK ROAD
PAC – MAP OF SITE NOTICES ERECTED**

SITE BOUNDARY \
 POSITION OF SITE NOTICES ★

Appendix B – List of Addresses and Copy of Adjoining Letter Issued

Add1	Add2	Add3	Add4	Add5
Hedyn Housing Association Limited	Nexus House	Mission Court	Newport	NP20 2DW
Newport City Council	Civic Centre	Newport	NP20 4UR	
Jehu Group Limited	Waterton Park	Waterton	Bridgend	CF31 3PH
Owner/Occupier	1	Argosy Way	Newport	NP19 0DH
Owner/Occupier	3	Argosy Way	Newport	NP19 0DH
Owner/Occupier	5	Argosy Way	Newport	NP19 0DH
Owner/Occupier	2	Argosy Way	Newport	NP19 0DH
Owner/Occupier	4	Argosy Way	Newport	NP19 0DH
Owner/Occupier	6	Argosy Way	Newport	NP19 0DH
Owner/Occupier	8	Argosy Way	Newport	NP19 0DH
Owner/Occupier	10	Argosy Way	Newport	NP19 0DH
Owner/Occupier	12	Argosy Way	Newport	NP19 0DH
Owner/Occupier	14	Argosy Way	Newport	NP19 0DH
Owner/Occupier	16	Argosy Way	Newport	NP19 0DH
Owner/Occupier	18	Argosy Way	Newport	NP19 0DH
Owner/Occupier	23	Coverack Road	Newport	NP19 0DS
Owner/Occupier	25	Coverack Road	Newport	NP19 0DS
Owner/Occupier	27	Coverack Road	Newport	NP19 0DS
Owner/Occupier	29	Coverack Road	Newport	NP19 0DS
Owner/Occupier	31	Coverack Road	Newport	NP19 0DS
Owner/Occupier	34	Coverack Road	Newport	NP19 0DS

Owner/Occupier	36	Coverack Road	Newport	NP19 0DS
Owner/Occupier	38	Coverack Road	Newport	NP19 0DS
Owner/Occupier	40	Coverack Road	Newport	NP19 0DS
Owner/Occupier	42	Coverack Road	Newport	NP19 0DS
Owner/Occupier	44	Coverack Road	Newport	NP19 0DS
Owner/Occupier	46	Coverack Road	Newport	NP19 0DS
Owner/Occupier	48	Coverack Road	Newport	NP19 0DS
Owner/Occupier	Flat 1	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 2	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 3	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 4	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 5	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 6	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 7	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 8	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 9	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 10	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 11	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 12	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 13	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 14	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 15	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 16	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 17	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 18	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 19	Bankside House	Coverack Road	Newport

Owner/Occupier	Flat 20	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 21	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 22	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 23	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 24	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 25	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 26	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 27	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 28	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 29	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 30	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 31	Bankside House	Coverack Road	Newport
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Owner/Occupier	Flat 33	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 34	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 35	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 36	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 37	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 38	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 39	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 40	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 41	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 42	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 43	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 44	Bankside House	Coverack Road	Newport
Owner/Occupier	Flat 45	Bankside House	Coverack Road	Newport

Owner/Occupier	1	Tramway House	Newport	NP19 0QE
Owner/Occupier	2	Tramway House	Newport	NP19 0QE
Owner/Occupier	3	Tramway House	Newport	NP19 0QE
Owner/Occupier	4	Tramway House	Newport	NP19 0QE
Owner/Occupier	5	Tramway House	Newport	NP19 0QE
Owner/Occupier	6	Tramway House	Newport	NP19 0QE
Owner/Occupier	7	Tramway House	Newport	NP19 0QE
Owner/Occupier	8	Tramway House	Newport	NP19 0QE
Owner/Occupier	9	Tramway House	Newport	NP19 0QE
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Owner/Occupier	14	Tramway House	Newport	NP19 0QE
Owner/Occupier	15	Tramway House	Newport	NP19 0QE
Owner/Occupier	16	Tramway House	Newport	NP19 0QE
Owner/Occupier	17	Tramway House	Newport	NP19 0QE
Owner/Occupier	18	Tramway House	Newport	NP19 0QE
Owner/Occupier	19	Tramway House	Newport	NP19 0QE
Owner/Occupier	20	Tramway House	Newport	NP19 0QE
Owner/Occupier	21	Tramway House	Newport	NP19 0QE
Owner/Occupier	22	Tramway House	Newport	NP19 0QE
Owner/Occupier	23	Tramway House	Newport	NP19 0QE
Owner/Occupier	24	Tramway House	Newport	NP19 0QE
Owner/Occupier	25	Tramway House	Newport	NP19 0QE
Owner/Occupier	26	Tramway House	Newport	NP19 0QE

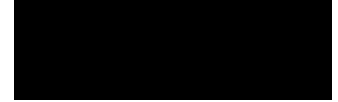
Owner/Occupier	27	Tramway House	Newport	NP19 0QE
Owner/Occupier	28	Tramway House	Newport	NP19 0QE
Owner/Occupier	29	Tramway House	Newport	NP19 0QE
Owner/Occupier	30	Tramway House	Newport	NP19 0QE
Owner/Occupier	31	Tramway House	Newport	NP19 0QE
Owner/Occupier	32	Tramway House	Newport	NP19 0QE
Owner/Occupier	33	Tramway House	Newport	NP19 0QE
Owner/Occupier	1	Morris Street	Newport	NP19 0DR
Owner/Occupier	2	Morris Street	Newport	NP19 0DR
Owner/Occupier	3	Morris Street	Newport	NP19 0DR
Owner/Occupier	4	Morris Street	Newport	NP19 0DR
Owner/Occupier	6	Morris Street	Newport	NP19 0DR
Owner/Occupier	8	Morris Street	Newport	NP19 0DR
Owner/Occupier	10	Morris Street	Newport	NP19 0DR
Owner/Occupier	12	Morris Street	Newport	NP19 0DR
Owner/Occupier	14	Morris Street	Newport	NP19 0DR
Owner/Occupier	16	Morris Street	Newport	NP19 0DR
Owner/Occupier	18	Morris Street	Newport	NP19 0DR
Owner/Occupier	20	Morris Street	Newport	NP19 0DR
Owner/Occupier	22	Morris Street	Newport	NP19 0DR
Owner/Occupier	24	Morris Street	Newport	NP19 0DR
Owner/Occupier	26	Morris Street	Newport	NP19 0DR

Date: 16th December 2024

Our Ref: 23.220

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

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»
«Add6»



Dear Sir/Madam,

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
Full planning application for the development of 40 flats and associated works
Land at Coverack Road, Newport



Asbri Planning Ltd. gives notice that Newport City Homes is intending to apply for full planning permission for the development of 40 flats and associated works on land at Coverack Road, Newport. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

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.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Newport Central Library, John Frost Square, Newport, NP20 1PA. The library is open Tuesday – Friday 09:00 to 17:30, and Saturday 09:00 – 16:00. The Library is closed on Mondays and Sundays.

Anyone who wishes to make representations about this proposed development must do so by 20th January 2025. Please note that Newport City Homes has extended the standard 28-day consultation period to 35 days to allow additional time over the Christmas break. In addition to this, a public exhibition is being held on Wednesday 8th January 2025 between 15:00 to 18:00 at Rosier's Dojo Martial Arts Club, 1 Witham Street, Newport, where the proposals will be displayed and members of the design team will be available to answer any questions. We would encourage you to e-mail responses 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.

Yours faithfully,



Llinos Hallett
Associate

Dyddiad: 16 o Rhagfyr 2024
Ein Cyf: 23.220

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»
«Add6»



Annwyl berchnogion a/neu feddianwyr,

**CYHOEDDUSRWYDD AC YMGYNGHORIAD 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
Cais cynllunio llawn i ddatblygu 40 fflatiau'r gwaith cysylltiedig
Tir ger Ffordd Coverack, Casnewydd**



Mae Asbri Planning Ltd. wedi ei gomisiynu gan Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd i drefnu ymgynghoriad cyn gwneud cais cynllunio llawn i ddatblygu 40 fflatiau'r gwaith cysylltiedig ar dir ger Ffordd Coverack, Casnewydd. Gan fod y cynlluniau yn gyfystyr a datblygiad mawr, rhaid cynnal cyfnod o ymgynghori cyn cyflwyno cais. Mae hyn yn rhoi cyfle i'r rhai sydd yn dymuno i edrych ar y cais sydd wedi ei ddrafftio a mynegi unrhyw farn.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl 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.

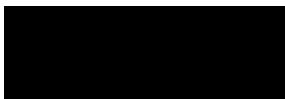
Mae modd i chi archwilio copïau o'r canlynol:

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

drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfrgell Ganolwg Casnewydd, Sgwâr John Frost, Casnewydd, NP20 1PA. Oriau agor: Dydd Mawrth – Dydd Gwener 09:00 tan 17:30, a Dydd Sadwrn 09:00 tan 16:00. Mae'r Llyfrgell ar gau Dydd Llun a Dydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig wneud erbyn 20 Ionawr 2025. Mae Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd wedi ymestyn y cyfnod ymgynghori o 28 diwrnod i 35 diwrnod er mwyn caniatáu amser ychwanegol dros wyliau'r Nadolig. Yn ogystal â hyn, mae arddangosfa gyhoeddus yn cael ei chynnal ar Ddydd Mercher 8 Ionawr 2025 rhwng 15:00 a 18:00 yng Nghlwb 'Martial Arts' Dojo Rosier, 1 Stryd Witham, Casnewydd, lle bydd y prosiect yn cael eu harddangos a bydd aelodau o'r tîm dylunio ar gael i ateb unrhyw gwestiynau. 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.

Yn Gywir,



Llinos Hallett
Prif Gynllunydd

Appendix C - Screenshot of the Asbri Planning Website

Land at Coverack Road, Newport / Tir ger Ffordd Coverack, Casnewydd



Asbri Planning have been instructed by Newport City Homes to progress a Pre-Application Consultation (PAC) in respect of the development of 40 homes and associated works on land near Coverack Road, 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 20th January 2024. Please note that Newport City Homes has extended the standard 28-day consultation period to 35 days to allow additional time over the Christmas break. In addition to this, a public exhibition is being held on Wednesday 8th January 2025 between 15:00 to 18:00 at Rosier’s Dojo Martial Arts Club, 1 Witham Street, Newport, where the proposals will be displayed and members of the design team will be available to answer any questions.

We would encourage you to e-mail responses 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 Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd i drefnu ymgynghoriad cyn gwneud Cais cynllunio llawn i ddatblygu 40 o gartrefi a’r gwaith cysylltiedig ar dir ger Ffordd Coverack, 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 wneud erbyn 20 Ionawr 2024. Mae Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd wedi ymestyn y cyfnod ymgynghori o 28 diwrnod i 35 diwrnod er mwyn caniatáu amser ychwanegol dros wyliau’r Nadolig. Yn ogystal â hyn, mae arddangosfa gyhoeddus yn cael ei chynnal ar Ddydd Mercher 8 Ionawr 2025 rhwng 15:00 a 18:00 yng Nghlwb ‘Martial Arts’ Dojo Rosier, 1 Stryd Witham, Casnewydd, lle bydd y prosiect yn cael eu harddangos a bydd aelodau o’r tîm dylunio ar gael i ateb unrhyw gwestiynau.

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.

Pre-Application Consultation Response Form

Supporting Documents

Plans

- [Location Plan](#)
- [Analysis Plan](#)
- [Existing site Plan](#)
- [Proposed Site Plan](#)
- [Ground Floor Plan](#)
- [Upper Floor Plans](#)
- [Elevations](#)
- [Context Elevations](#)
- [Type A Plan](#)
- [Type B Plan](#)
- [Type C Plan](#)
- [Massing Study](#)
- [3D Images](#)
- [Context Site Plan](#)

Reports

- [Application Form](#)
- [Planning Statement](#)
- [Design & Access Statement](#)
- [Drainage Strategy](#)
- [Drainage Strategy 2](#)
- [Transport Statement](#)
- [Travel Plan](#)
- [Sustainability Assessment](#)
- [Sustainability Plan](#)
- [Air Quality Assessment](#)
- [Green Infrastructure Statement](#)
- [Detailed Soft Landscape Plan](#)
- [Preliminary Ecological Appraisal](#)
- [Habitat Regulations Assessment](#)
- [Flood Consequences Assessment](#)
- [Noise Report](#)
- [Archaeological and Heritage Assessment](#)
- [Preliminary Ground Investigation Part 1](#)
- [Preliminary Ground Investigation Part 2](#)
- [Preliminary Ground Investigation Part 3](#)
- [Preliminary Ground Investigation Part 4](#)
- [Preliminary Ground Investigation Part 5](#)

Appendix D - Copy of all notices issued to Community Consultees (Schedule 1B)

Date: 16th December 2024

Our Ref: 23.220

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

Councillor Gavin Horton
[Redacted]

Dear Councillor Gavin Horton,

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
Full planning application for the development of 40 flats and associated works
Land at Coverack Road, 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. gives notice that Newport City Homes is intending to apply for full planning permission for the development of 116 homes and associated works on land at Coverack Road, 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. For those without access to the internet, computer facilities are available at Newport Central Library, John Frost Square, Newport, NP20 1PA. The library is open Tuesday – Friday 09:00 to 17:30, and Saturday 09:00 – 16:00. The Library is closed on Mondays and Sundays.

Anyone who wishes to make representations about this proposed development must do so by 20th January 2025. Please note that Newport City Homes has extended the standard 28-day consultation period to 35 days to allow additional time over the Christmas break.

In addition to this, a public exhibition is being held on Wednesday 8th January 2025 between 15:00 to 18:00 at Rosier's Dojo Martial Arts Club, 1 Witham Street, Newport, where the proposals will be displayed and members of the design team will be available to answer any questions.

We would encourage you to e-mail responses 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.

Yours Faithfully,

[Redacted]
Llinos Hallett
Associate

Dyddiad: 16 o Rhagfyr 2024
Ein cyf: 23.220

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

Councillor Gavin Horton

Annwyl Councillor Gavin Horton,

**CYHOEDDUSRWYDD AC YMGYNGHORIAD 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
Cais cynllunio llawn i ddatblygu 40 o fflatiau a'r gwaith cysylltiedig
Tir ger Ffordd Coverack, Casnewydd**



Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafateisio eich hawl 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 Ltd yn hysbysu bod Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd yn bwriadu gwneud cais am ganiatâd cynllunio llawn i ddatblygu 40 o fflatiau a'r gwaith cysylltiedig ar dir ger Ffordd Coverack, Casnewydd.

Mae modd i chi archwilio copïau o'r canlynol:

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

drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfrgell Ganolwg Casnewydd, Sgwâr John Frost, Casnewydd, NP20 1PA. Oriau agor: Dydd Mawrth – Dydd Gwener 09:00 tan 17:30, a Dydd Sadwrn 09:00 tan 16:00. Mae'r Llyfrgell ar gau Dydd Llun a Dydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig wneud erbyn 20 Ionawr 2025. Mae Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd wedi ymestyn y cyfnod ymgynghori o 28 diwrnod i 35 diwrnod er mwyn caniatáu amser ychwanegol dros wyliau'r Nadolig. Yn ogystal â hyn, mae arddangosfa gyhoeddus yn cael ei chynnal ar Ddydd Mercher 8 Ionawr 2025 rhwng 15:00 a 18:00 yng Nghlwb 'Martial Arts' Dojo Rosier, 1 Stryd Witham, Casnewydd, lle bydd y prosiect yn cael eu harddangos a bydd aelodau o'r tîm dylunio ar gael i ateb unrhyw gwestiynau. 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.

Yn gywir,

Llinos Hallett
Prif Gynllunydd

Date: 16th December 2024

Our Ref: 23.220

Councillor Farzina Hussain
[Redacted]

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

Dear Councillor Farzina Hussain,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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Land at Coverack Road, Newport



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- the plans; and
- other supporting documents

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Yours Faithfully,

[Redacted]
Llinos Hallett
Associate

Dyddiad: 16 o Rhagfyr 2024

Ein cyf: 23.220

Councillor Farzina Hussain

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

Annwyl Councillor Farzina Hussain,

**CYHOEDDUSRWYDD AC YMGYNGHORIAD 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

Cais cynllunio llawn i ddatblygu 40 o fflatiau a'r gwaith cysylltiedig

Tir ger Ffordd Coverack, Casnewydd



Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafateisio eich hawl 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 Ltd yn hysbysu bod Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd yn bwriadu gwneud cais am ganiatâd cynllunio llawn i ddatblygu 40 o fflatiau a'r gwaith cysylltiedig ar dir ger Ffordd Coverack, Casnewydd.

Mae modd i chi archwilio copïau o'r canlynol:

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

drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfrgell Ganolwg Casnewydd, Sgwâr John Frost, Casnewydd, NP20 1PA. Orlau agor: Dydd Mawrth – Dydd Gwener 09:00 tan 17:30, a Dydd Sadwrn 09:00 tan 16:00. Mae'r Llyfrgell ar gau Dydd Llun a Dydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig wneud erbyn 20 Ionawr 2025. Mae Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd wedi ymestyn y cyfnod ymgynghori o 28 diwrnod i 35 diwrnod er mwyn caniatáu amser ychwanegol dros wyliau'r Nadolig. Yn ogystal â hyn, mae arddangosfa gyhoeddus yn cael ei chynnal ar Ddydd Mercher 8 Ionawr 2025 rhwng 15:00 a 18:00 yng Nghlwb 'Martial Arts' Dojo Rosier, 1 Stryd Witham, Casnewydd, lle bydd y prosiect yn cael eu harddangos a bydd aelodau o'r tîm dylunio ar gael i ateb unrhyw gwestiynau. 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.

Yn gywir,

Llinos Hallett
Prif Gynllunydd

Appendix E - Copy of all notices issued to Specialist Consultees (Schedule 1C)

Date: 16th December 2024

Our Ref: 23.220

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

Cadw
[Redacted]

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Full planning application for the development of 40 flats and associated works

Land at Coverack Road, 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. gives notice that Newport City Homes is intending to apply for planning permission for the proposed development of 40 flats and associated works on land at Coverack Road, Newport.

A copy of the proposed application; plans; and other supporting documents can be viewed online at

<http://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 the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 20th January 2025. Please note that Newport City Homes has extended the standard 28-day consultation period to 35 days to allow additional time over the Christmas break.

Yours faithfully,

[Redacted]
Llinos Hallett

Associate

Dyddiad: 16 o Rhagfyr 2024

Ein Cyf: 23.220

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Cadw

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

Cais cynllunio llawn i ddatblygu 40 fflatiau a'r gwaith cysylltiedig

Tir ger Ffordd Coverack, Casnewydd

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yn Gywir,

Llinos Hallett
Prif Gynllunydd

Date: 16th December 2024

Our Ref: 23.220

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

Dwr Cymru Welsh Water

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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Yours faithfully,

Llinos Hallett
Associate

Dyddiad: 16 o Rhagfyr 2024

Ein Cyf: 23.220

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Dwr Cymru Welsh Water

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

Cais cynllunio llawn i ddatblygu 40 fflatiau a'r gwaith cysylltiedig

Tir ger Ffordd Coverack, Casnewydd

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yn Gywir,

Llinos Hallett

Prif Gynllunydd

Date: 16th December 2024

Our Ref: 23.220

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

Natural Resources Wales
[Redacted]

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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Yours faithfully,

[Redacted]
Llinos Hallett
Associate

Dyddiad: 16 o Rhagfyr 2024

Ein Cyf: 23.220

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Natural Resources Wales

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

Cais cynllunio llawn i ddatblygu 40 fflatiau a'r gwaith cysylltiedig

Tir ger Ffordd Coverack, Casnewydd

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yn Gywir,

Llinos Hallett

Prif Gynllunydd

Date: 16th December 2024

Our Ref: 23.220

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

Health and Safety Executive
[Redacted]

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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[Redacted Signature]

Llinos Hallett

Associate

Dyddiad: 16 o Rhagfyr 2024

Ein Cyf: 23.220

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Health and Safety Executive
[Redacted]

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

Cais cynllunio llawn i ddatblygu 40 fflatiau a'r gwaith cysylltiedig

Tir ger Ffordd Coverack, Casnewydd

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yn Gywir,

[Redacted]
Llinos Hallett
Prif Gynllunydd

Date: 16th December 2024

Our Ref: 23.220

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

Local Highway Authority
[Redacted]

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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Associate

Dyddiad: 16 o Rhagfyr 2024

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Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Local Highway Authority

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

Cais cynllunio llawn i ddatblygu 40 fflatiau a'r gwaith cysylltiedig

Tir ger Ffordd Coverack, Casnewydd

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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

Local Highway Authority
[Redacted]

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Associate

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Ein Cyf: 23.220

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Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Local Highway Authority
[Redacted]

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

Cais cynllunio llawn i ddatblygu 40 fflatiau a'r gwaith cysylltiedig

Tir ger Ffordd Coverack, Casnewydd

Bwriad yr hysbysiad:

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Yn Gywir,

[Redacted]
Llinos Hallett
Prif Gynllunydd

Date: 16th December 2024

Our Ref: 23.220

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

Fire and Rescue
[Redacted]

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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Asbri Planning Ltd. gives notice that Newport City Homes is intending to apply for planning permission for the proposed development of 40 flats and associated works on land at Coverack Road, Newport.

A copy of the proposed application; plans; and other supporting documents can be viewed online at

<http://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 the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 20th January 2025. Please note that Newport City Homes has extended the standard 28-day consultation period to 35 days to allow additional time over the Christmas break.

Yours faithfully,

[Redacted]
Llinos Hallett
Associate

Dyddiad: 16 o Rhagfyr 2024

Ein Cyf: 23.220

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Fire and Rescue

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

Cais cynllunio llawn i ddatblygu 40 fflatiau a'r gwaith cysylltiedig

Tir ger Ffordd Coverack, Casnewydd

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Ltd yn hysbysu bod Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd yn bwriadu gwneud cais am ganiatad cynllunio llawn ar gyfer datblygiad preswyl a'r gwaith cysylltiedig ar dir ger Ffordd Coverack, Casnewydd.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 20 o Ionawr 2025. Mae Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd wedi ymestyn y cyfnod ymgynghori o 28 diwrnod i 35 diwrnod er mwyn caniatáu amser ychwanegol dros wyliau'r Nadolig.

Yn Gywir,

Llinos Hallett
Prif Gynllunydd

Date: 16th December 2024

Our Ref: 23.220

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

Trunk Road Agency
[Redacted]

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Full planning application for the development of 40 flats and associated works

Land at Coverack Road, 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. gives notice that Newport City Homes is intending to apply for planning permission for the proposed development of 40 flats and associated works on land at Coverack Road, Newport.

A copy of the proposed application; plans; and other supporting documents can be viewed online at

<http://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 the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 20th January 2025. Please note that Newport City Homes has extended the standard 28-day consultation period to 35 days to allow additional time over the Christmas break.

Yours faithfully,

[Redacted]
Llinos Hallett
Associate

Dyddiad: 16 o Rhagfyr 2024

Ein Cyf: 23.220

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Trunk Road Agency
[REDACTED]

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

Cais cynllunio llawn i ddatblygu 40 fflatiau a'r gwaith cysylltiedig

Tir ger Ffordd Coverack, Casnewydd

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Ltd yn hysbysu bod Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd yn bwriadu gwneud cais am ganiatad cynllunio llawn ar gyfer datblygiad preswyl a'r gwaith cysylltiedig ar dir ger Ffordd Coverack, Casnewydd.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 20 o Ionawr 2025. Mae Cymdeithas Tai Cyfyngedig Cartrefi Dinas Casnewydd wedi ymestyn y cyfnod ymgynghori o 28 diwrnod i 35 diwrnod er mwyn caniatáu amser ychwanegol dros wyliau'r Nadolig.

Yn Gywir,

[REDACTED]
Llinos Hallett
Prif Gynllunydd

Appendix F - Responses received from Specialist Consultees

HSE's Advice

Your development does not intersect a pipeline or hazard zone, HSE Planning Advice does not have an interest in the development.

Our Reference : **HSL-250102105503-744**

Your Reference : **23.220 Coverack Road II (NCH)**

Development Name : **Coverack Road II**

Date Created : **02/01/2025 10:55:03**

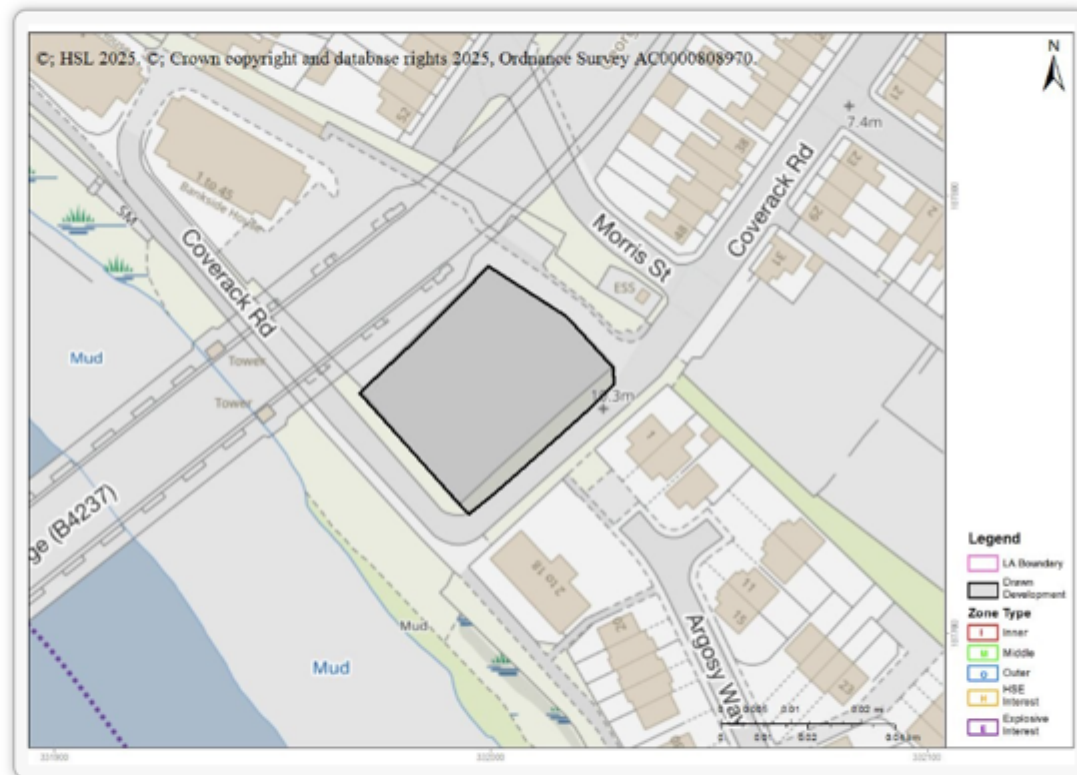
Description/Comments :

Created By : **kate@asbriplanning.co.uk**

Phase 1 documents

No HI/MHP Interest Report

Please check all mapping details, including the drawn planning boundary and background mapping, are correct.



Asbri Planning Ltd

Eich cyfeirnod
Your reference

23.220

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

7 January 2025

Llinell uniongyrchol
Direct lineEbost
Email:

Dear Sir/Madam

Pre-Planning Application - Development of 40 flats and associated works, Land at Coverack Road, Newport

Thank you for your letter of 16 December inviting our comments on the pre-planning application consultation for the proposed development described above.

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 parks and 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

This pre-planning application is for the development of 40 flats and associated works at Land at Coverack Road, Newport.

There are no scheduled monuments, registered parks and gardens or world heritage sites located within 1km of the application area.

Finally, 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 the Glamorgan-Gwent Archaeological Trust [REDACTED]

Yours sincerely,

Laura Cooper
Historic Environment Branch

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



Ein cyf/Our ref: CAS-270876-F9H7
Eich cyf/Your ref: 23.220

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

Dyddiad/Date: 21 January 2025

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: PROPOSED DEVELOPMENT OF 40 FLATS AND ASSOCIATED WORKS ON LAND AT COVERACK ROAD, NEWPORT.

LLEOLIAD/LOCATION: LAND AT COVERACK ROAD, NEWPORT

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 16 December 2024.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted:

Condition: Land affected by contamination
Condition: Contamination verification report
Condition: Unsuspected contamination
Condition: Surface water drainage
Condition: Piling
Condition: Construction Environment Management Plan

Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.

Land Contamination

We have reviewed the Preliminary Geo-Environmental and Geotechnical Assessment. Report Ref:0803007.001.01. June 2008 prepared by Tweedie Evans Consulting Ltd.

We agree with the recommendations in section 11.5 to carry out further site investigation and groundwater monitoring. To secure recommendations, we would request the following conditions should a full/formal application be received:

Condition: Land affected by contamination

No phase of the development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination

Condition: Contamination verification report

Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition: Unsuspected contamination

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

contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately.

Condition: Surface water drainage

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

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

Condition:

Piling

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

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

Flood Risk

The planning application proposes a highly vulnerable development. Our Flood Risk Map confirms the site to be on the edge of Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be on the edge of Flood Zone 2 and 3 Rivers.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the supporting FCA undertaken by FCA referenced LBS-JBAU-XX-XX-RP-Z-0001-Coverack_FCA dated December 2024. The FCA shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection to the application as submitted.

The FCA states that the site is level at approximately 10.2m AOD and there are no proposals to change ground levels for the proposed development.

During the 1 in 200 year plus climate change event the proposed development is not at risk of flooding and remains flood free. During the 1 in 1000 year plus climate change event although a significant area of Newport is at risk of flooding, the proposed development site remains flood free. The development therefore meets the requirements of A1.14 and A1.15 of TAN 15.

Access and egress to and from the proposed development site may be restricted due to the significant flood depths present across Newport in both the extreme events with climate change however there is access to a section dry land. The FCA advises that residents evacuate the site in advance of flooding or make preparations to shelter in place and that Newport City Homes and residents sign up for NRW flood warnings. It also suggests that Newport City Homes should prepare and share an emergency flood plan for the site, covering (at a minimum) adequate flood warning, evacuation and access/egress routes in the event of flooding for the lifetime of the development. This should encourage residents to evacuate site prior to a flood event. Emergency Plans should be agreed with the LPA Emergency Planners before adopted.

Given the site is not at risk of flooding, there is no potential for the proposed development to impact upon flooding elsewhere and no further requirement to consider A1.12 of TAN 15.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Flood Risk Activity Permit

Any works a flood risk activity permit may be required from us, for example to construct an outfall structure on the bank of a main river. Further advice can be found here: [Natural Resources Wales / Check if you need a flood risk activity permit \(FRAP\)](#)

Protected Sites

The development is adjacent to the main River Usk Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and to avoid pollution incidents from the development affecting the SSSI we recommend a Construction Environment Management Plan is included:

Condition: Construction Environment Management Plan

No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include: Construction methods: details of materials, how waste generated will be managed;

- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
 - Soil Management: details of topsoil strip, storage and amelioration for re-use.
 - CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
 - Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
 - Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
 - Traffic Management: details of site deliveries, plant on site, wheel wash facilities
 - Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
 - Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
 - Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.>
-

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

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

Habitats Regulation assessment (HRA)

We welcome the HRA and Ecological appraisal prepared by JBA, December 2024. We agree with the conclusions of the HRA that provide the mitigation measures recommended by JBA Consulting are implemented then there is unlikely to be an adverse impact on the River Usk SAC or Severn Estuary designated sites.

A robust CEMP (as advised above) should safeguard the SAC features from potential impacts from pollution/site run off and any ground contamination from historical industrial use of this land.

While we agree with the conclusion, we recommend the potential impacts of lighting spill during operation (not just during construction) is recognised in the HRA and the potential impacts of this on otters using the bankside habitat of the Usk.

This area has relatively high disturbance by noise and lighting due to the main road over St George bridge but lighting after the construction period is completed should still be considered. We note the site plan shows that only 4 small windows towards the Usk are proposed on the building plans. The lighting proposals for the buildings including any security lighting and the balconies near the Usk should be addressed by a lighting condition.

Protected species

We have reviewed the Preliminary Ecology Appraisal (PEA) prepared by JBA, December 2024.

Bats

We are satisfied that there is a negligible risk to Bats and we agree with the recommendations in paragraph 4.3.2 of the PEA

Otter

Whilst otter are known to be present on the River USk and are a feature of the SAC and SSSI designation, we agree the site does not provide habitat suitable for Otter holts or resting otter. The site currently has a relatively high disturbance level by noise and lighting due to the main road over St George bridge, however we advise the recommendations in paragraph 4.3.4 are included in the CEMP to control lighting and disturbance of the opposite bank during the construction phase.

Informative/ advice to applicant:

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the [CL:AIRE Definition of Waste: Development Industry Code of Practice](#). This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterized both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays

Natural Resources Wales recommends that developers should:

1. Follow the risk management framework provided in [Land contamination risk management \(LCRM\)](#)
2. Refer to '[Land Contamination: a guide for developers](#)' (WLGA, 2017) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health
3. Refer to the [Environment Agency's \(2017\) 'Approach to Groundwater Protection'](#)

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](#).

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

Yn gywir / Yours faithfully,

Rhian Isaac

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

E-bost/E-mail:



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.

determination of a planning application.

Ms Kelly Davies
Asbri planning
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff
CF23 8RS

Date: 06/01/2025
Our Ref: PPA0009146

Dear Ms Davies,

Grid Ref: 331999 187756

Site Address: Land at Coverack Road, Coverack Road, Newport

Development: 2D- Proposed development of 40no. homes and associated works.

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

APPRAISAL

Firstly, we note that the proposal relates to 40 proposed dwellings on Land at Coverack Road and acknowledge that the site is allocated (Policy ref H1 (64) Uskside Paint Mills) within the Local Development Plan (LDP). In reference to our representations during the LDP consultation process, we can confirm that an assessment has been undertaken of the public sewerage and watermains systems to accommodate 40 no. units and informs our appraisal as follows.

PUBLIC SEWERAGE NETWORK

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

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

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy 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 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. Please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.

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).



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.

It is therefore recommended that the developer consult with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

FOUL WATER DRAINAGE – SEWERAGE NETWORK

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system which is consistent with our representations to the forward planning consultation process. We advise that the flows should be connected to the combined sewer at or downstream of manhole ST32870702 located in ST32870702 road to the northeast.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

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

FOUL WATER DRAINAGE – SEWAGE TREATMENT

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



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.

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 16" diameter watermain at the junction of Morris St and Corporation 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.

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,

Rhys Evans
Planning Liaison Manager
Developer Services

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



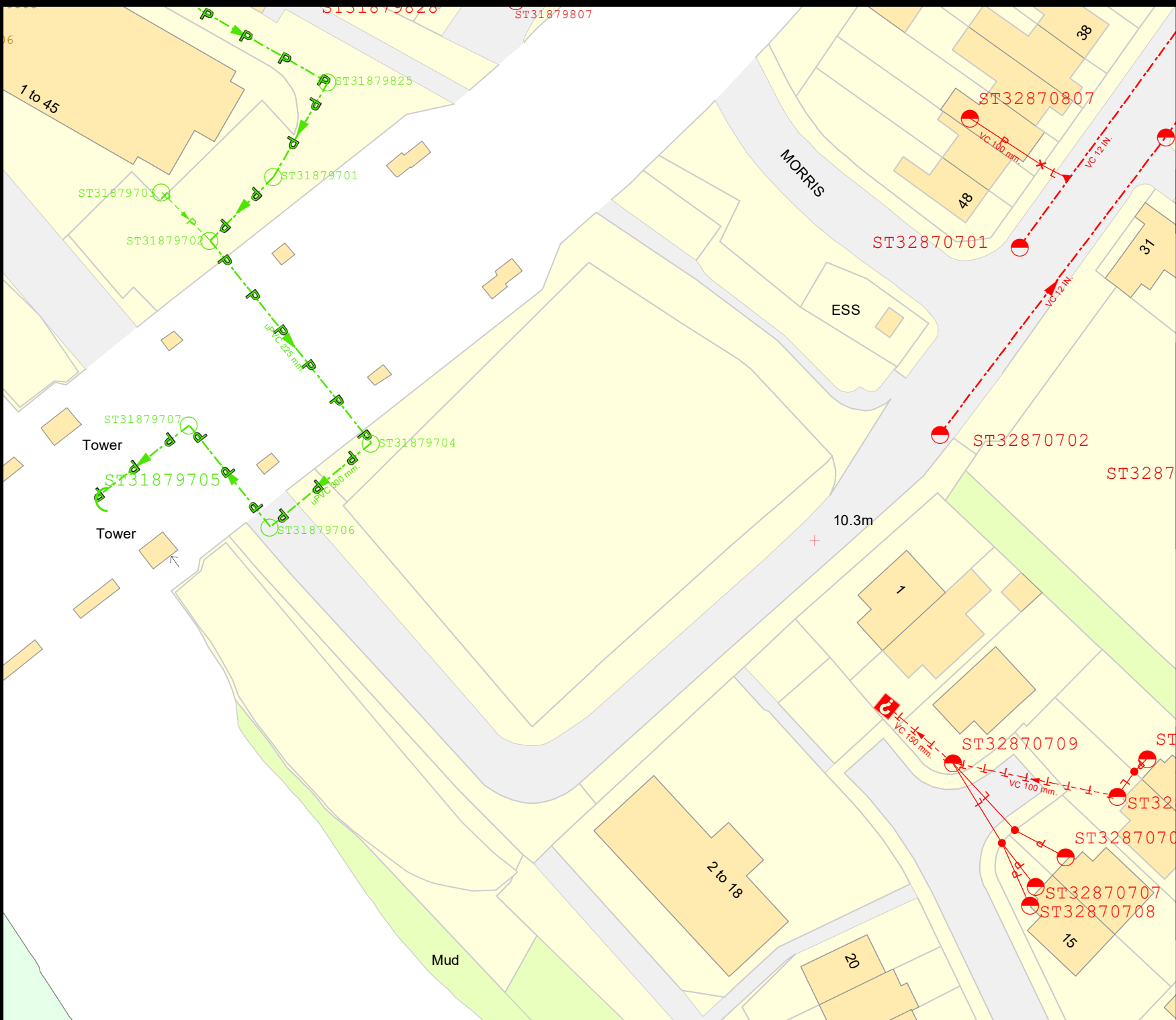
Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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



PPA0009146



LEGEND(Representative of most common features)

- Waste networks:**
- | | | |
|--------------------|-------------------------|---|
| Foul chamber | Surface water chamber | Outfall |
| Combined chamber | Combined sewer overflow | Special purpose chamber |
| Treatment works | Pumping station | Private sewer subject to Sect. 104 adoption agreement |
| Private sewer | Private Sewer Transfer | Lateral Drain |
| Inspection Chamber | | |
- NB: Sewer symbol colour indicates the type.
RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

Notes:

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

Dŵr Cymru Cymuned (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information does so at their own risk and any excavations made solely on this information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 109 of the Water Industry Act 1991 which leaves open the level information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or other underground apparatus and any excavations made solely on this information is done so at the user's risk. The user of this information is advised that the information is not to be used for any purpose other than for the purposes of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus. Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 331999,187754
Map scale: 1:600
Printed by: Carys Barwell
Printed on: 07 Jan 2025



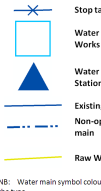
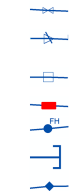
Dŵr Cymru
Welsh Water

PPA0009146



LEGEND

Clean network:



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

Notes:

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

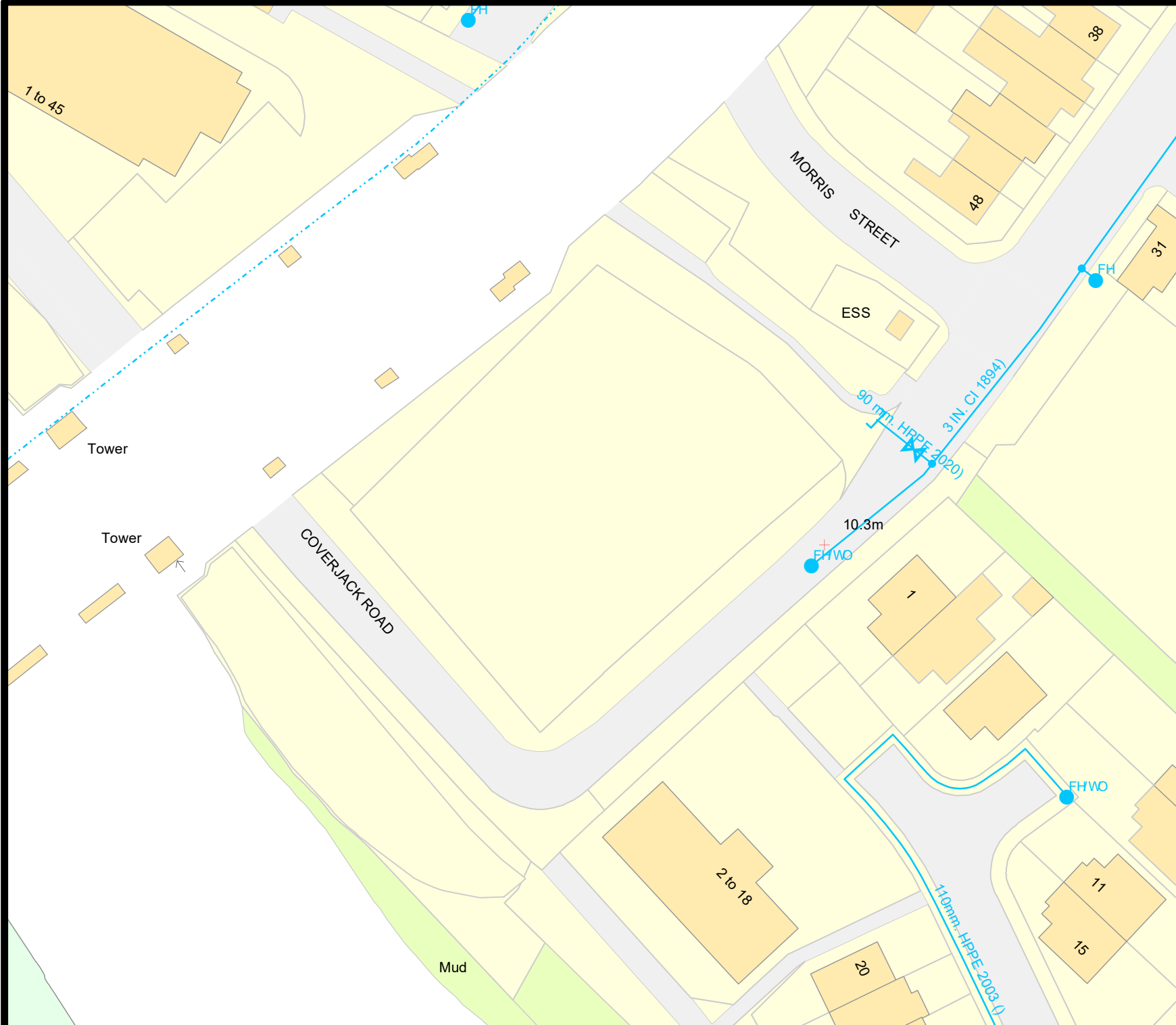
Dŵr Cymru Cymuned (The Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made entirely on their own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 106 of the Water Industry Act 1991 which in turn opens the best information available and, in practice, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or downpipe and any associated apparatus and before 1 September 1992, or if they do, the particulars thereof including their position, underground may not be accurate. It must be considered that the furnishing of this information is solely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 331999,187754
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Printed by: Carys Barwell
Printed on: 07 Jan 2025



Planning and new development

What you should do, and how we can help





Whether you're a homeowner with plans to extend your home, a builder working on a new house or a developer working on a new housing site, you need to involve us in the planning process. Even if you are just thinking about building, getting us involved early can help your project run smoothly and address any water and drainage matters as early as possible in the development process.

How can we help?

As water and waste services are at the forefront of public health and protection of the environment, we play a key part in the town and country planning process.

If you're planning on building new houses, our team of dedicated planning officers can give you advice and guidance at all stages of the process, including pre-application, planning application and discharge of condition.

When it comes to your new development, by getting us involved in the planning stages, we can:

- Assess whether the current local water and sewerage networks have capacity to service your new site (and if they can't, then identify whether the network can be reinforced to support your new site)
- Mitigate any potential negative impact that the new development could have on the performance of our infrastructure, the service we provide to customers, and the wider environment
- Identify where new development and growth is planned so that we can target investment in our existing infrastructure within these areas
- Provide advice on making new water and waste connections to our networks once your development is complete and ready to be occupied
- Identify any existing water or waste pipes in or near to the site, so we can advise on their location and let you know your options for protecting and/or diverting our assets for the lifetime of the development





Step 1: Use our pre-planning service

What is our pre-planning service?

We encourage all developers to engage with us as early as possible to ensure any water and drainage matters that might arise during the planning process are identified and addressed early on. In order to facilitate this, you can engage with us via our dedicated pre-planning service, which will provide:

- An assessment of the impact of your proposed development and whether our local water and waste networks can support it
- Confirmation of whether off-site water mains and/or sewers will need to be provided, and
- Water main and sewer plans indicating the location of our assets crossing the site or located in close proximity. *Please note that these are for general guidance only and all assets need to be accurately located on site before any excavation works begin.*

How can I access it?

You can submit a 'pre-planning advice' application online via our website. To make sure that we can provide you with the most comprehensive advice, you should include the following information:

- Site location plan
- Details of the proposed development
- Proposed points of communication to our local network of sewers and/or water mains (if known)
- Relevant planning history relating to the site e.g. any previous permissions granted or status within the council's development plan

You can see how much this service will cost on our website, and we'll aim to get back to you with a written **response within 21 days** of your application. The advice provided will be valid for 12 months and help inform our response when consulted on your planning application by the local planning authority (LPA).

For larger developments in Wales:

- You have to undertake pre-application consultation as set out in Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 for any developments that:
 - Include 10 dwellings or larger
 - Have 1000sqm or larger non-residential floor space or
 - Have a site area that's 1 hectare or larger
- This means you need to consult with us and we will **respond within 28 days**.
- While there's no charge for this service, as it's a statutory requirement, we do recommend that you apply for our pre-planning service in advance of this consultation, as it will help to identify any potential issues that need to be addressed in advance of your planning application.





Step 2: Once you have our pre-planning advice



Locate our assets

Before you build, it's important to identify if any of our pipes, water mains or sewers are underneath the ground in or adjacent to your development site. Under section 159 of the Water Industry Act 1991, we have the rights of access to inspect, maintain, adjust, repair or alter any asset or apparatus at all times.

If your land does contain assets

If your land does indeed contain some of our assets, then this will have an impact on the layout and general arrangement of the new development site. We strongly recommend that you contact us to discuss accurately locating our assets to ensure that they are protected during and after construction. Please contact our Plan and Protect team via planandprotect@dwrcymru.com or 08009172652 to discuss further.

If you want to divert or remove the assets contained in your land

If you decide the asset located within or adjacent to your site can't be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you can ask us to alter, divert or remove it in accordance with section 185 of the Water Industry Act 1991. You can find the application forms on our website.

How will you manage surface water?

As with all new development sites, you'll need to think about how to deal with surface water runoff from any new buildings and hard standings. Legislation in both England and Wales now actively encourages the use of sustainable urban drainage systems (SUDS). This approach manages surface water runoff by imitating natural drainage systems and retaining water on or near the site.

There are such a variety of SUDS techniques including green roofs, rainwater harvesting and permeable pavements that any development should be able to include a SUDS scheme. There would need to be good justification not to incorporate a SUDS scheme on your site.

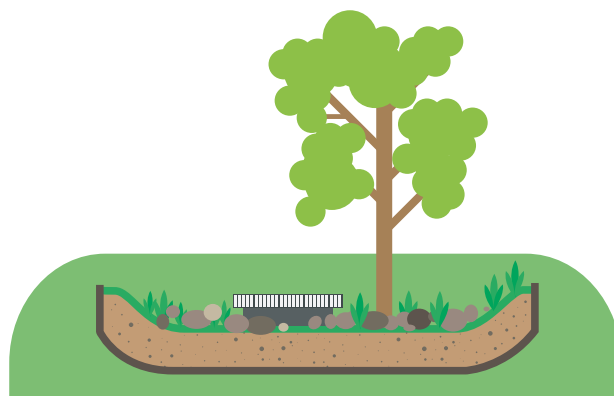
SUDS in Wales

All new development of more than one building or a construction area of 100m² or more will require consent from the sustainable drainage system (SUDS) approval body (also known as a SAB) for any new SUDS features, as required by Schedule 3 of the Flood and Water Management Act 2010. SABs are delivered by local authorities across Wales.

In accordance with this and the Welsh Government 'Statutory standards for sustainable drainage systems', you need to explore and fully exhaust all surface water drainage options, using discharge to a combined sewer only as a last resort.

SUDS in England

Even if your new development is based in England, it's important to keep Part H of the 'Building Regulations 2000' in mind. On this basis, all new developments in England will also be expected to consider surface water management techniques and demonstrate all technical options have been explored and exhausted, in liaison with the land drainage authority and/or the Environment Agency. You need to consider the management of highway or land drainage runoff as these flows won't be allowed to discharge directly or indirectly into the public sewerage system.



Step 3: The planning application process

Once you've used our pre-planning service and identified any potential issues before building, it's time to incorporate our advice into your proposals to your local planning authority (LPA).

As part of the planning application consultation process we will provide similar advice to that provided in our pre-application **response within 21 days**. It's important to note that while we share our expert opinion during this process, the ultimate decision to grant planning permission is the LPA's.

What are the options if we can't currently support your development?

Network hydraulic modelling/WwTW feasibility studies

As our aim is to support economic development and growth, we do not want to resist new development where possible. However, we must take the capacity of our existing assets, the service we are providing to existing customers and the environment into account. In areas where there are capacity constraints either on our networks or at the wastewater treatment works (WwTW), we may well already have proposals in place to deliver reinforcement works and to create capacity for new developments.

That being said, you may want to develop your site in advance of us undertaking these works. If this is the case, to ensure there's no detriment to our existing customers, you may be required to implement solutions identified by an assessment of either the network or WwTW. It's important to note that you won't be expected to resolve any existing operational issues.

Where further assessments are recommended, you will need to allow sufficient time in your development programme for these studies to be carried out and any reinforcement works to be delivered, as in some circumstances we won't permit a communication to our networks until these works are completed. The delivery of the works will need to align with occupation rather than construction.

Where possible, we will control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission.

This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the LPA until the assessment is completed and the outcomes are known.

Step 4: Connecting to our network

If you've had the green light from us and planning permission has been granted for your development, then it's time to start thinking about the different ways you'll need to connect to our network.

On our website you can find detailed guidance around applying for new water connections, new water mains, new public sewers and new sewer connections.

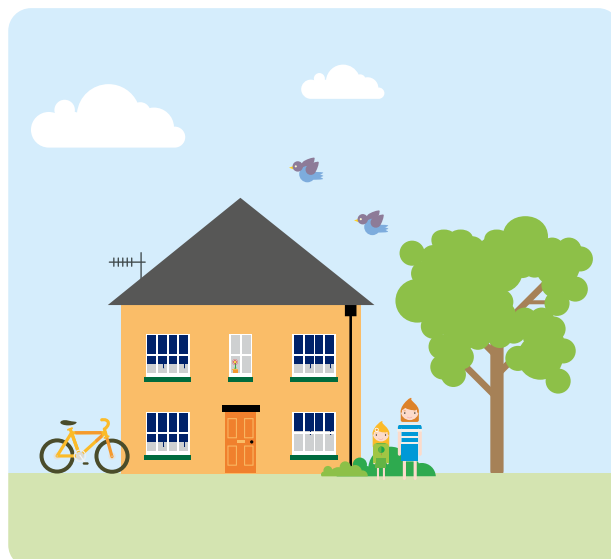
Contact us

If you've still got any questions or queries, then feel free to contact us:

Email: developer.services@dwrcymru.com

Visit: www.dwrcymru.com

Tel: 0800 917 2652





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then feel free to contact us:

Call

0800 917 2652

Email

developer.services@dwrcymru.com

Visit

www.dwrcymru.com



@dwrcymru



/dwrcymruwelshwater



Mail Asbriplanning
To: Llinos Hallett

Reply Reply All Forward

Wed 08/01/2025 14:29

From: Luker, Ryan
Sent: 08 January 2025 09:42
To: Mail Asbriplanning
Subject: RE:: Land at Coverack Road, Newport - Newport City Homes

Good Morning Llinos,

South Wales Fire and Rescue Service have looked at the application and agree with the application.

Further comment will be made at full planning application stage.

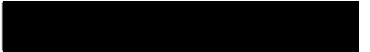
Kind Regards,

Ryan.

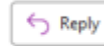
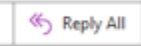
Ryan Luker
Rheolwr Gwylfa
Diogelwch Tân i Fusnesau
Pencadlys Gwasanaeth Tân ac Achub
De Cymru
Parc Busnes Forest View
Llantrisant
CF72 8LX
Ffôn Symud
E-Bost

Ryan Luker
Watch Manager
Business Fire Safety
South Wales Fire and Rescue Service
Headquarters
Forest View Business Park
Llantrisant
CF72 8LX
Mobile:
E-mail:

RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G- Land at Coverack Road, Newport

 Jackson, Kevin (Traffic Transport & Development Engineer) 
To 

 You forwarded this message on 18/12/2024 09:34.

 Reply  Reply All  Forward 

Tue 17/12/2024 16:03

Hi
This appears to be something we have already commented on. There doesn't appear to be any significant changes from a highways' perspective.

Feel free to come back to me if I'm missing something.

Regards
Kevin

Appendix G - Responses received from 'Other' Consultees

RE: Land at Coverack Road, Newport



Reply Reply All Forward ...

Fri 10/01/2025 12:13

You forwarded this message on 10/01/2025 14:46.

Dear Kelly,

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 on the alluvial flood plain of the River Usk, where recent work has shown that human activity has been present in this area for at least 6000 years. The waterlogged environment of the area has provided ideal conditions for the preservation of organic material, making any archaeological discoveries potentially of national importance. However in this case there are no definite indications that archaeological features are located in the application area, the early edition OS maps show a small grouping of industrial buildings in the area later demolished and replaced by a series of railway sidings. There is also no indication of any pills (small estuaries), formed by the conversion of tributaries onto the river that elsewhere have been shown a focus for early settlement. Furthermore the GI report indicates the presence of multiple layers of modern made-ground to a significant depth (4.6m), as well as high levels of contaminants. It is likely that the requisite groundworks, with the exception of piles, would be contained within these layers. Overall, it is unlikely that the proposed works will encounter archaeologically significant remains.

As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, 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
Stewardship Officer



Heneb Ymddiriedolaeth Archaeolegol Cymru Rhanbarth Morgannwg Gwent
Heneb The Trust for Welsh Archaeology, Glamorgan Gwent Region

gynt Ymddiriedolaeth Archaeolegol Morgannwg Gwent Cyf, Formerly Glamorgan Gwent Archaeological Trust Ltd.

SA12 Business Centre, Seaway Parade Industrial Estate, Baglan, Port Talbot, SA12 7BR



Cwmni cyfyngedig (No.1198990) ynghyd ag elusen gofrestredig (No.504616) yw'r Ymddiriedolaeth.
Swyddfa Cofrestredig: Ty Cornel, 6 Stryd Caerfyrddin, Llandello, Sir Gaerfyrddin, SA19 6AE
Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidnwydd fel datganiadau neu sylwadau gan Ymddiriedolaeth Archaeolegol Cymru.
Mae'r e-bost hwn ac unrhyw ffelliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn drwy gamgymeriad, dylech hysbysu'r gweinyddydd yn y cyfeiriad canlynol: enquiries@ggat.org.uk

Planning Application

DOCOCO Report

**Coverack Road,
Newport**

**Pre-Planning
Application**



Dear Asbri Planning,

I am contacting you regarding pre-planning the application for land at Coverack Road, Newport. The proposed developed is for '*40 homes and associated works*'.

I have reviewed the development plans and associated documents through the Asbri Planning portal. Should any of these drawings be revised with significant alterations to the building design, layout, and/or specification level can I please request these are forwarded on.

To support my recommendations around the design and layout, physical security requirements, and product recommendations I have reviewed the crime statistics for the ward area of Victoria, for a 12-month period between 1st January 2024 – 1st January 2025.

From a Policing perspective the development is located in the Newport County Borough Council area, within the Maindee section and Victoria Ward. The Victoria ward is 1 of 6 wards covered by the Maindee section.

The analysis of the statistics for the development location has focused on crime/incident types that could potentially pose a threat, risk, or harm to the development and users of –

Crime/Incident Type	Section – Maindee	Ward - Victoria	*Site – Coverack Road	Demand % Ward v Site
Residential Burglary	101	32	2	6%
Criminal Damage	434	102	3	3%
Theft (non-shoplifting)	207	57	3	5%
Vehicle Crime	306	102	7	7%
Bicycle Crime	17	6	1	16%
Anti-Social Behaviour	797	243	19	8%

**Site indicates within close proximity (same street, nearby/adjacent streets/roads) of the proposed planning application.*

From examining the crime/incident data, I am satisfied that the proposed development location is not currently being affected by any significant ongoing crime trends or patterns. Gwent

I can confirm that the current call volume and demand from the area is not having a detrimental effect on Policing or the community within the location.

At this time, I do not have any clear objections to the application.

When offering crime prevention and physical security advice we take guidance and best practice from the range of guides supplied by Secured by Design (SBD). At present it is not known if the client is seeking Secured by Design accreditation for the development.

The below recommendations are provided in line with the current crime demand for the area and proposed use of the development.



Recommendations

Layout –

I have reviewed drawing '*Proposed Site Plan*' and I am satisfied with the overall layout, orientation and positioning of the building, associated parking bays, and amenities.

The orientation of the building offers clear lines of surveillance over the allocated parking bays, access routes, footpaths, and associated amenities.

Route into the site and building itself are clear, straight, and direct with minimal obstruction.

Parking Bays –

As per SBD requirements the parking bays are situated to the front of the building, in small groups, and within close proximity to the main building.

I would recommend that the parking bays are clearly marked indicated which spaces are for residents and which for visitor use. This will promote rule setting in the area and reduce the potential of spaces being mis-used.

Boundaries –

The boundary between the public and private space should be clearly defined. It is desirable that building frontages are open to view. Walls, fences, and or hedges should be kept to a height of 1m allowing surveillance across the boundary. It is recommended that rear boundaries are to at least 1.8m.

At present the plans do not indicate any physical barriers/fences between the public and private space. Due to the developments location this makes the site vulnerable from all 4 elevations.

To distinguish and define the public and private space I would recommend that at minimum a 1m boundary fence is place around the building shell. At minimum this would be a fence (1m rail) running from the south east corner, along the south elevation, up the west elevation to prevent access from the road, across the north elevation, and back to the building elevation on the north east corner.

Consideration should be made for a larger 1.8m fence line to the rear of the building (west side) to prevent direct access to the building shell from the rear.

I would recommend this is in a rail, hooped top style fence with access gates integrated within the boundary line.

Green Spaces –

The plans indicate a small amount of green space around the building and carpark area. It is recommended that all small bushes are kept to a maximum height of 1m. Any larger trees should be undercut to 2m. This then allows at minimum a 1m line of sight and surveillance across the site.



Lighting (external) –

It is recommended that all external lighting meets the requirement of BS 5489-1:2020. It is recommended that all building elevations containing a doorset are illuminated along with communal/private parking areas and associated footpaths.

Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. PIR lighting is not recommended as research has proven that a constant level of illumination in the form of dusk to dawn lighting is more effective.

For this development the carpark, shop frontage, service yard, and bike and bins stores should be full lit during the hours of darkness.

Doors –

It is recommended that all main entrance doorsets, this includes front, rear, communal, and dedicated flat entrances are to the below minimum-security standard with the required fire and smoke attributes –

- PAS 24:2022

Increased security rated doors are also available that provide increased burglary protection against enhanced tool sets, these are –

- LPS 1175 Issue 7 SR2+
- LPS 1175 Issue 8 B3+
- STS 201 Issue 15 BR2
- STS 202 Issue 10 BR2
- STS 222 Issue 2 BR2
- LPS 2081 Issue 1 B+

At present the area does not indicate the requirement for a doorset with an increase physical security rating. There have no reported incidents of residential burglaries in the proposed development area over the past 12 months.

It is important that the choice of door is fit for purpose. BS 6375-2:2009 specifies performance requirements for the operation and strength of manually operated internal/external pedestrian doorsets in their fully finished condition. In simple terms, this means testing a doorset to ensure that it will withstand the demands of being opened and closed repeatedly over a significant period of time.

Should an access control system, door viewer, mail delivery system be fitted to any of the doors as an additional feature it will have to be both tested and certified as a complete doorset and not retro fitted. Additional features to doors can compromise the overall physical security integrity and design.

Windows –

It is recommended that all windows are to the below minimum-security standard with the required fire and smoke attributes –

- PAS 24:2022



Increased security rated windows are also available that provide increased burglary protection against enhanced tool sets, these are –

- LPS 1175 Issue 7 SR1+
- LPS 1175 Issue 8 SR A1+
- LPS 2081 Issue 1 SR A+
- STS 202 Issue 10 BR1
- STS 204 Issue 9 BR1
- STS 222 Issue 2 BR1

At present the area does not indicate the requirement for a doorset with an increase physical security rating. There have no reported incidents of residential burglaries in the proposed development area over the past 12 months.

It is important that the choice of window is fit for purpose. BS 6375-2:2009 specifies performance requirements for the operation and strength of manually operated windows in their fully finished condition. In simple terms, this means testing a window to ensure that it will withstand the demands of being opened and closed repeatedly over a significant period of time.

Access Control –

An electronic access control system will be required for the building to meet SBD requirements. A meet and greet service is not permitted by SBD for this number and layout of flats. Consideration should be made to compartmentalise each area and only allowing access to the required floors for residents. The following attributes must be met for the access control system to comply with SBD requirements –

- Security rated doorset, minimum PAS24:2020
- Allow a visitor to ring any selected dwelling within the particular system and/or building and hold a two way conversation.
- Allow the occupant to see and identify the visitor and their location.
- Enable occupant of the dwelling to remotely operate the electric locking device from their room terminal, thereby allowing the visitor access.
- Ability to display the image of the caller before the call is answered so the resident can choose whether to answer the call or not.
- Visitor door entry systems that utilise CCTV must comply with the requirements of SBD.
- SBD recommends the use of colour monitors to assist the occupier with the identification of visitors.
- Grants access to required areas via locked doors when the valid card or key fob is presented to a proximity reader fitted to the communal entrance doorset.
- Authorised access can be restricted to certain times of the day for some users.
- Access control system will have the facility to record and identify the location, user, type, time and date of every system event.
- Sufficient memory storage must be available for a period of not less than 30 days.
- The system will be fully programmable, able to expeditiously delete lost or stolen proximity cards or key fobs.
- Electronic keys must be security encrypted to protect against unauthorised copying.
- Be sufficiently robust to avoid constant replacement during everyday use by the residents.
- Access to the building via the use of a security encrypted electronic key (e.g. fob, card, mobile device, key, etc.).

- Vandal resistant external door entry panel with a linked camera.
- Ability to release the primary entrance doorset from the dwelling or bedroom.
- Live audio and visual communication between the occupant and the visitor.
- Ability to recover from power failure instantaneously ü ü Unrestricted egress from the building in the event of an emergency or power failure.
- Control equipment to be located in a secure area covered by the CCTV system and contained in a lockable steel cabinet certificated to one of the following minimum standards, or above (listed here alphanumerically):
 - LPS 1175 Issue 7 Security Rating 1+, or
 - LPS 1175 Issue 8 Security Rating A1+, or
 - Sold Secure SS314 Bronze, or
 - STS 205 Issue 7 Burglar Resistance BR1.
- SBD recommends the use of colour monitors to assist the occupier with the identification of visitors.

Lift Security -

The building has a dedicated lift off the main communal entrance to allow residents/visitors access to upper floors. The below categories in relation to lift security document in the SBD Homes guide are required to achieve SBD standards.

Category 0 – To meet ‘Cat 0’, fixtures need to comply with the requirements of EN81-20:2014 and will cover strength requirements for both landing and car doors, as well as car walls. The strength requirement of the car walls is such that they must be capable of withstanding forces that are equivalent to a person pushing against them.

Car and shaft lighting. In-car lighting must now provide an illumination intensity of 100 lux instead of 50 lux, and emergency in-car lighting 5 lux for one hour instead of 1W for one hour.

And,

Category 1 – In addition to the requirements of Cat 0, all lift-car fixtures must be secured with tamperproof fixings.

Fixtures must be able to withstand three impacts from a 1kg impactor, from a height of 0.2m at the weakest point of the lift component (as defined by the manufacturer).

Fixtures must be able to withstand a flame being applied to the area most likely to be affected by flame for 60 seconds.

BS EN 81 is a multi-part document detailing safety rules for the construction and installation of passenger lifts and passenger goods lifts.

BS EN 81-71:2020 refers to the vandal resistance qualities of passenger lifts and passenger goods lifts.

CCTV –

Although a CCTV system cannot address all aspects of security, it can form an invaluable element within a comprehensive security strategy as long as the specification and installation meet the users Operational Requirement. If CCTV is considered the below recommendations should be considered -



- Have CCTV cameras contained in vandal resistant housings with the facility for ceiling or wall mounting
- Record images in colour HD quality
- Not be affected by concentrated white light sources directed at the camera, such as car head lights and street lighting
- Have a lockable steel cabinet for 'on-site' recording equipment or other hard drive units to one of the following minimum standards:
 - LPS 1175 Issue 7 Security Rating 1+, or
 - STS 205 Issue 7 Burglar Resistance BR1, or
 - Sold Secure SS314 Bronze
- Identify each camera's location and record this information along with time and date stamping
- Provide suitable methods of export and incorporate the required software to view the exported footage
- Negatively impacted upon by lighting and landscape proposals
- Whether there is consideration for inclusion of comprehensive Operational use and Requirements Table
- Also, it is worth mentioning that the most important aspect of utilising CCTV is the quality of the system and its imagery

The below requirements should also be met regarding installation, monitoring, and maintenance.

- Installed to BS EN 62676
- Managed to BS 7958:2015, and
- Monitored to BS 8418:2021

I would recommend that CCTV is installed covering all of the carpark, associated walkways, shop front, all areas inside the shop, service yard, residential entrance, and residential communal space.

Cycle Store –

Currently there is one proposed cycle stores for the development. I would recommend that the cycle store is from accredited Secured by Design Companies and have been third party tested and certified. A list of approved companies and products can be located from the accredited product search on the Secured by Design website, link provided below.

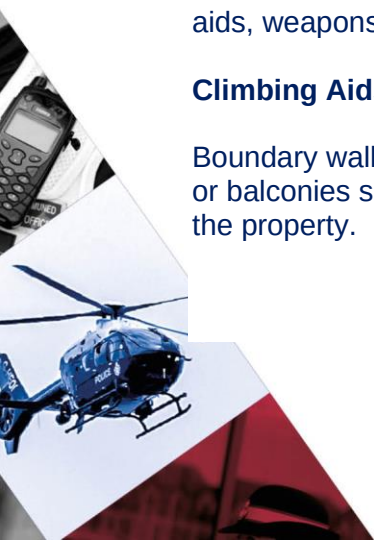
Secured by Design approved product search - [Secured by Design - Bicycle Storage](#)

Refuse Store –

The external refuse store doorsets should be fitted with automatic closers to prevent them from being left open and therefore the area insecure. Appropriate ventilation must be designed into this area to avoid doors being left open for this purpose. It is recommended that the bin store door should be lockable as this prevents the bins being used as climbing aids, weapons, or arson.

Climbing Aids –

Boundary walls, bins, fuel stores, meter boxes, street furniture, trees, low flat roofs, car ports or balconies should be designed and located so that they do not provide climbing aids into the property.



Site Security –

Unfortunately, during the build process developments can be vulnerable to crime due to the materials, products and machinery stored on site. Guidance around site security can be found through the Secured by Design Construction Guide –

[CONSTRUCTION SITE SECURITY GUIDE A4 8pp.pdf \(securedbydesign.com\)](#)

Recent developments (residential) in the area have been a victim of crime which has required them to provide onsite security during the build phase. I would recommend either the installation of a monitored CCTV system, or onsite security during non-operational times to detect, deter, and prevent incidents from occurring.

Further information –

If you have any question regarding the comments above, please contact me on the details provided or refer to the Secured by Design Homes Guide 2024.

[SBD Homes Guide](#)

If you have any further questions, please do not hesitate to contact me to discuss, thank you.

Design Out Crime Officer (DOCO)
John McDonnell

