

PRE-APPLICATION CONSULTATION REPORT

PROPOSED CARE HOME FOR OLDER PEOPLE

**FORMER WHITEHEAD STEELWORKS
LAND WEST OF MENDALGIEF ROAD
NEWPORT**



LNT Care Developments

Helios 47

Leeds

LS25 2DY

Tel: 0113-385-3858

August 2025

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1.0 INTRODUCTION

- 1.1 This Pre-application Consultation Report (PAC Report) has been prepared on behalf of the Applicant, LNT Care Developments. The report relates to the proposal to redevelop the application site for a three storey, 66 bedroom care home with associated access, parking, landscaping and ancillary buildings on land formerly part of the Whitehead Steelworks, Newport.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 all major developments are required to carry out a pre-application consultation, prior to the application being submitted to and made valid by the Local Planning Authority.
- 1.3 Part 1A of the Order requires the Applicant to carry out the following pre-application consultation exercises for all new major applications:
- Publicity before applying for planning permission (Section 2C)
 - Consultation before applying for planning permission (Section 2D)
 - Pre-application consultation reports (Section 2F)
- 1.4 This report has been prepared in compliance with Part 1 Section 2F of the 2016 Order. The following sections of this report will provide the information, methodology, responses to the pre-application consultation and the Applicant's response.

2.0 METHODOLOGY

- 2.1 The following paragraphs outline the methodology that were undertaken on behalf of LNT Care Developments as the Applicant in respect of the proposed development of a 66 bedroom care home. The Consultation took place between 27th June 2025 and 26th July.

DISPLAY OF SITE NOTICES

- 2.2 Two bilingual site notices were posted at two prominent locations at the site, one on the site hoarding on Mendalgief Road and the other on the site hoarding on Walker Point Way.
- 2.3 The site notices were displayed from the 27th June 2025. A copy of the site notice is at appendix 1 and a map and photographs are provided at appendix 2 showing the locations that the notices were displayed.

WRITTEN NOTICES TO ADJOINING OWNERS/OCCUPIERS

- 2.4 Letters and a copy of the site notice were sent to residents immediately adjoining the application site and those immediately adjacent to the site on Mendalgief Road. A copy of the letter is available at appendix 3 and a map showing the area which the letter drop reached is available at appendix 4.

WRITTEN NOTICES TO LOCAL WARD COUNCILLORS

- 2.5 Emails were sent to the following persons in their roles as local Ward Councillors:
- Councillor Debbie Jenkins

-Councillor Saeed Adan

A copy of the email issued to the Councillors is available at appendix 5.

WRITTEN NOTICES TO SPECIALIST CONSULTEES

- 2.6 An email and notice was sent to the following bodies in their roles as identified specialist consultees in accordance with the requirements listed in the table under schedule 4 of The Town and Country Planning (Development Management Procedure)(Wales) (Amendment) Order 2016:

-Natural Resource Wales

-Highways

-Dŵr Cymru Welsh Water

A copy of the emails issued to the specialist consultees is provided at appendix 6.

PUBLICATION OF DRAFT PLANNING PACKAGE

- 2.7 The following documents were displayed on the Applicant's website (www.lntcaredevelopments.co.uk), which was available for viewing from the 27th June 2025 to 28th July 2025, a period of 31 days in total and just over the statutory 28 days. The information displayed on the website comprised the following:

PLANS	REPORTS	SUPPORTING DOCS
Landscape Masterplan	Flood Consequences Assessment	Design and Access Statement
Location Plan (NP20 2NW-A-01)	Arboricultural Survey Report	Planning Statement
Topo Survey (NP20 2NW-A-02)	Preliminary Ecological Appraisal	Sustainability and Energy Statement
Proposed Site Plan (NP20 2NW-A-03)	Preliminary Roost Assessment and Ground Level Tree Assessment	Transport Statement and Travel Plan
Proposed Floor Plan (NP20 2NW-A-04)	Geoenvironmental Appraisal	Application Form
Proposed Elevations (NP20 2NW-A-05)	Drainage Impact Assessment	
Proposed 3D Visuals (NP20 2NW-A-06/06.1)	Air Quality Statement	
	Gas Monitoring Supplementary Report	
	Noise Impact Assessment	

3.0 STATUTORY PRE-APPLICATION CONSULTATION

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

-One written response to the PAC was received via the website comment form from a local resident.

-Two written responses were received from specialist statutory consultees; Natural Resource Wales and Dŵr Cymru Welsh Water.

-One written response from Adult Social Care.

-No response was received from Highways or the Local Ward Councillors.

LOCAL RESIDENT'S COMMENT

- 3.2 A local resident used the contact form on the website to submit their comments on the application. They had concerns that the proposed development would have a negative impact on noise pollution, traffic and changes to the environment. They were also concerned that the proposal did not include enough car parking.

SPECIALIST CONSULTEES' RESPONSES – NATURAL RESOURCE WALES

- 3.3 Natural Resource Wales (NRW) raised concerns that there was inadequate information provided regarding protected species and recommended that further information would be required to support the planning application. NRW acknowledged the submitted Preliminary Ecological Appraisal and supporting survey documents but requested that further surveys be undertaken and considered within the planning application submission.
- 3.4 In relation to land contamination, NRW noted that contamination had been addressed via a previous planning application, making recommendations for planning conditions to be imposed on any planning approval.
- 3.5 NRW acknowledged the submission of a Flood Consequences Assessment and confirmed that they have no objection to the application on flood risk grounds.
- 3.6 **Applicant's response to comments made by Natural Resource Wales:** *The Applicant acknowledges the comments made by Natural Resource Wales and the reports which will provide a comprehensive consideration of the application site. The application will be submitted with the required reports.*

SPECIALIST CONSULTEE'S RESPONSE - DŴR CYMRU WELSH WATER

- 3.7 Comments on the proposed scheme were made by Welsh Water, which looked at the public sewer network and the suitability of the surface water drainage and foul water drainage to serve the site.
- 3.8 In terms of the foul water drainage Welsh Water concluded that the flows can be accommodated within the public sewerage system and advised on a possible connection. No problems for the Waste Water Treatment Works were envisaged.
- 3.9 In relation to the surface water drainage system it was advised that the Applicant should seek approval of the proposed SuDS design from the SuDS Approval Body (SAB).
- 3.10 **Applicant's response to comments made by Dŵr Cymru Welsh Water:** *The Applicant understands the comments made by Welsh Water and has discussed these with their drainage consultant. A full drainage scheme will be submitted to support the full planning application and a separate application for approval from the SuDS Approval Body (SAB) has also be submitted.*

INTERESTED PUBLIC BODIES – ADULT SOCIAL SERVICES

- 3.11 Email contact from a member of the team in Adult Social Services was received, seeking clarification and additional details on the type of care the proposed application would provide and who the operator would be.
- 3.12 The applicant was also contacted by telephone from Adult Social Services to discuss the proposed scheme.

3.13 Applicant's response to comments made by Adult Social Services: *A telephone discussion was had with Adult Social Services, where the Applicant clarified the type of residential care the scheme is proposing. They also discussed the provision for both general elderly residential care and dementia care.*

3.14 *Further clarification on the level of care has been sought by Adult Social Services and who the operator will be. This has been passed on to the Applicant's sister company, Danforth Care, who will be able to provide more detail for the intended end use.*

4.0 CONCLUSION

4.1 This PAC Report demonstrates that appropriate pre-application consultation has been carried out in respect of the proposed full planning application. In summary the following actions have been undertaken as part of the pre-application consultation works to comply with statutory requirements:

- The full planning pack publicly available with means and guidance on how to comment on the application.

- Notice displayed on and near to the application site (dual language).

- A copy of the notice given to owners and occupiers of adjoining land (providing the option for dual language notices).

- Copies of all notices provided to councillors and specialist consultees.

- A summary of the issues raised as a result of the statutory publicity.

- A summary and confirmation from the Developer/Applicant that the issues raised have been addressed and, if so, how they have been addressed.

- Copies of responses received from all specialist consultees with an explanation of how each response has been addressed by the Applicant.

4.2 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 and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) and responded to the comments received from any interested party consulted under Section 61Z(3) or (4) of the 1990 Act.

4.3 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.

4.4 In compliance with the 2016 Order a pre-application consultation was undertaken from 27th June 2025 to 28th July 2025, a period of 31 days and thus allowing the relevant owner/occupiers, community and specialist consultees the opportunity to comment on the proposed development.

4.5 In response to the consultation, the Applicant has appropriately responded where necessary and relevant technical reports have been updated or additional reports will be provided to support the full planning application.

- 4.6 It is considered that the content of this Pre-application Consultation Report (PAC Report) demonstrates a robust pre-application consultation process has been carried out and therefore the application can now be validated.

APPENDIX 1 – SITE NOTICE

26th June 2025

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 and 2D.

Full planning application for the development of a 66 bedroom care home for Older People with associated access, parking, landscaping and ancillary buildings.

Land on the former Whitehead Steelworks, Mendalgief 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 comment submitted may be placed on the public file.

LNT Care Developments (the Developer) gives notice of the intention to apply for full planning permission for the development of a 66 bedroom care home for the elderly and associated works on land to the west of Mendalgief Road, Newport. As the scheme constitutes a major development, a pre-application consultation period is required to provide interested parties with the opportunity to view the draft application package and express their views.

You may inspect copies of:

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



This can be viewed online at: <https://lntcaredevelopments.co.uk/np202nw/>

Computer facilities to view this application are available at Newport Central Library, John Frost Square, Newport, NP20 1PA. The library opening hours are: Tuesday- Friday (09:00 – 17:30) Saturday (09:00 – 16:00) Sunday/Monday (Closed).

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

Address: Planning, LNT Care Developments, Helios 47, Isabella Road, Leeds, West Yorkshire, LS25 2DY

All responses must be received by: Friday 25th July

26 Mehefin 2025

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Atodlen 1 Erthygl 4. (4) ATODLEN 1B Erthyglau 2C a 2D.**

Cais cynllunio llawn ar gyfer datblygu cartref gofal 66 ystafell wely i Bobl Hŷn gyda mynediad cysylltiedig, parcio, tirlunio ac adeiladau ategol.

Tir ar hen Whitehead Steelworks, Mendalgief Road, Casnewydd

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi'r cyfle i roi sylwadau'n uniongyrchol i'r cyhoeddus ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r Awdurdod Cynllunio Lleol ("ACLL"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLL perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i wneud sylwadau i'r ACLL ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir rhoi unrhyw sylw a gyflwynir ar y ffeil gyhoeddus.

Mae LNT Care Developments (y Datblygwr) yn rhoi hysbysiad o'r bwriad i wneud cais am ganiatâd cynllunio llawn ar gyfer datblygu cartref gofal 66 ystafell wely i'r henoed a gwaith cysylltiedig ar dir i'r gorllewin o Heol Mendalgief, Casnewydd. Gan fod y cynllun yn ddatblygiad mawr, mae angen cyfnod ymgynghori cyn ymgeisio i roi cyfle i bartion â diddordeb weld y pecyn cais drafft a mynegi eu barn.

Gallwch archwilio copïau o:

- Y cais arfaethedig;
- Y cynlluniau; a
- Dogfennau ategol eraill



Gellir gweld hwn ar-lein yn: <https://lntcaredevelopments.co.uk/np202nw/>

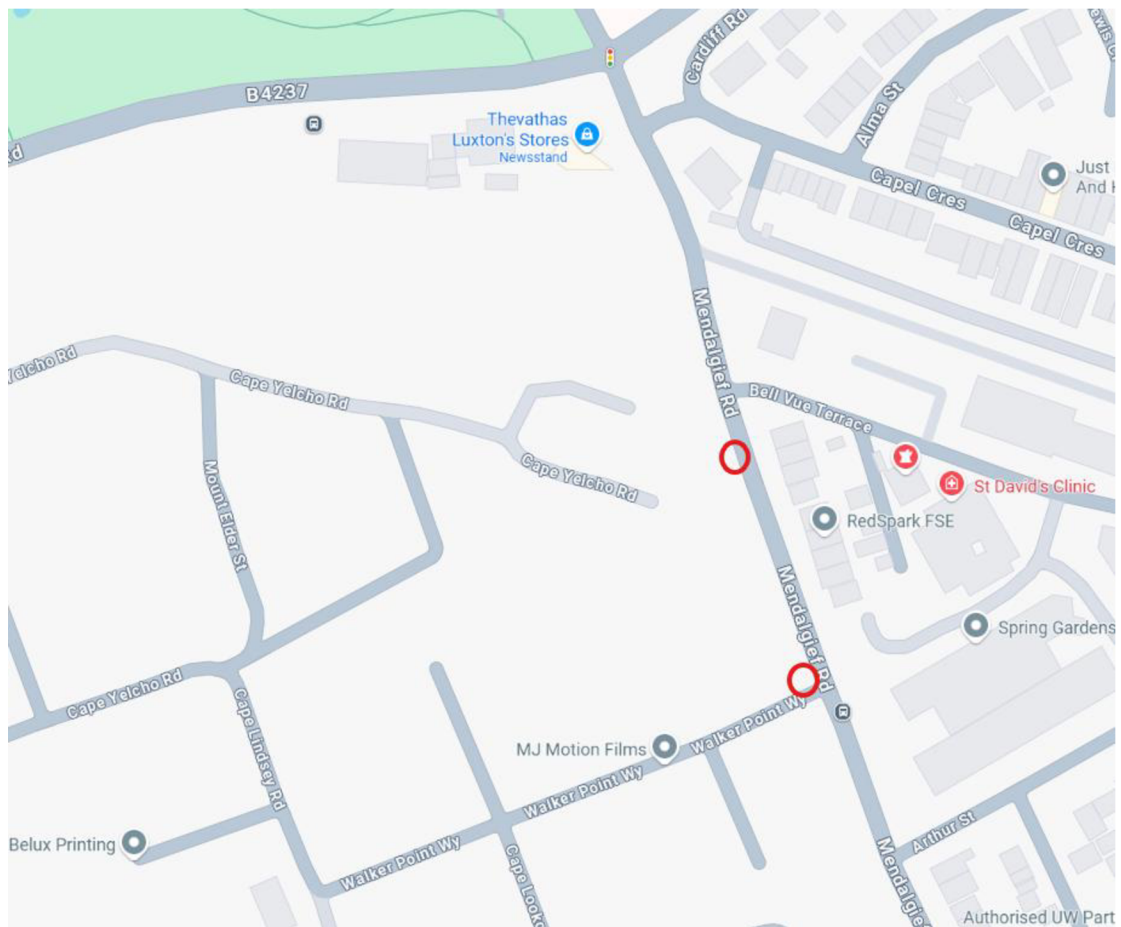
Mae cyfleusterau cyfrifiadurol i weld y cais hwn ar gael yn Llyfrgell Ganolog Casnewydd, Sgwâr John Frost, Casnewydd, NP20 1PA. Oriau agor y llyfrgell yw: Dydd Mawrth- Dydd Gwener (09:00 – 17:30) Dydd Sadwrn (09:00 – 16:00) Dydd Sul/Dydd Llun (Ar Gau).

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr Ymgeisydd/Asiant yn:

Cyfeiriad: Planning, LNT Care Developments, Helios 47, Isabella Road, Leeds, West Yorkshire, LS25 2DY

Rhaid derbyn pob ymateb erbyn: Gwener 25 Gorffennaf

APPENDIX 2 – SITE NOTICE MAP AND PICTURES



Location of the site notices shown by the red circles



Images showing the site notices posted on the corner of Mendalgief Road and Walker Point Way



Image of the second site notice posted on Mendalgief Road

APPENDIX 3 – LOCAL RESIDENT LETTER

The Owner/Occupier

26th June 2025

Dear Sir / Madam

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

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

FULL PLANNING APPLICATION FOR A 66 BEDROOM RESIDENTIAL CARE HOME FOR OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND ANCILLARY BUILDINGS

Following my letter to you on the 2nd June, I am writing to you as a near neighbour of this site to provide the enclosed notice, which gives you the opportunity to comment directly to the applicant, prior to the formal planning application being made to the Local Planning Authority.

The draft planning application, including the plans which were supplied in the previous letter, can be viewed by visiting <https://lntcaredevelopments.co.uk/np202nw/> or via the QR code at the bottom of this page. Should you wish to comment, please contact Claire Howes at LNT Care Developments via the methods detailed at the bottom of this letter.

Following the consultation period of a minimum 28 days, the comments received (including those received prior to this notice) will be reviewed, considered and responded to, in the form of a Pre-Application Consultation Report that will accompany the planning application. The deadline for comments on this application is the 25th July 2025. You will also have the opportunity to comment directly to the Local Planning Authority once the application is submitted.

Yours Faithfully

LNT Care Developments

Helios 47, Isabella Road, Leeds, West Yorkshire, LS25 2DY



APPENDIX 4 – MAP SHOWING EXTENT OF LETTER DROP



The plan above shows the extent of the neighbour notification letters (as shown by the orange boxes).

APPENDIX 5 – LETTERS TO LOCAL WARD COUNCILLORS



subject: Pre-application consultation (PAC) - Proposed 66 bedroom care home, Mendalgief Road, Newport

Dear Cllr Jenkins,

I am writing to you as part of the pre-application consultation (PAC) exercise required for planning applications for major development. This letter is to be taken as a formal invitation to provide pre-application consultation comments.

The proposed development is for the erection of a 66 bedroom care home with associated access, car parking, landscaping and ancillary buildings on land west of Mendalgief Road at the former Whitehead Steelworks.

LNT care developments has considerable experience of developing care homes across the country and have just completed our 250th care home, which is in north Wales. After extensive research into the general demographics and need for residential care in the area, LNT Care Developments have resolved to develop this site to provide a new facility. Following consideration of the character and appearance of the area we are proposing a new three-storey 66 bedroom care home. Our proposed site layout and building design are illustrated on the enclosed drawings.

This planning application proposes an important new local community care facility. Residents of the home will be expected to come from no more than three miles away or be associated with families/relative's resident within this same catchment. In addition, the development is expected to generate over 50 new jobs, the majority of which will be offered to suitable candidates from the same three mile catchment.

The formal notice attached provides information about the proposals and details on how to view the draft planning application, which is available to view on our website. The information available includes plans, planning documents and supporting reports.

The formal consultation begins on the 26th June and runs for the statutory 28 days until Thursday 24th July. In accordance with the requirements of article 2e of the order, any response you wish to make must be received by this date.

Our site notices are displayed close to the proposed development site, and we have notified local residents via post, inviting comments from the local population.

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

Kind regards,

CLAIRE HOWES BA (HONS) MA MRTPI
SENIOR PLANNER



[REDACTED]

subject: Pre-application consultation (PAC) - Proposed 66 bedroom care home, Mendalgief Road, Newport

Dear Cllr Adan,

I am writing to you as part of the pre-application consultation (PAC) exercise required for planning applications for major development. This letter is to be taken as a formal invitation to provide pre-application consultation comments.

The proposed development is for the erection of a 66 bedroom care home with associated access, car parking, landscaping and ancillary buildings on land west of Mendalgief Road at the former Whitehead Steelworks.

LNT care developments has considerable experience of developing care homes across the country and have just completed our 250th care home, which is in north Wales. After extensive research into the general demographics and need for residential care in the area, LNT Care Developments have resolved to develop this site to provide a new facility. Following consideration of the character and appearance of the area we are proposing a new three-storey 66 bedroom care home. Our proposed site layout and building design are illustrated on the enclosed drawings.

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Kind regards,

CLAIRE HOWES BA (HONS) MA MRTPI
SENIOR PLANNER



APPENDIX 6 – LETTERS TO STATUTORY CONSULTEES

DŴR CYMRU WELSH WATER



SUBJECT: PRE-APPLICATION CONSULTATION (PAC) - PROPOSED 66 BEDROOM CARE HOME, MENDALGIEF ROAD, NEWPORT

Dear Sir/Madam

I am writing to you as part of the pre-application consultation (PAC) exercise required for planning applications for major development. This letter is to be taken as a formal invitation to provide pre-application consultation comments.

The proposed development is for the erection of a 66 bedroom care home with associated access, car parking, landscaping and ancillary buildings on land west of Mendalgief Road at the former Whitehead Steelworks.

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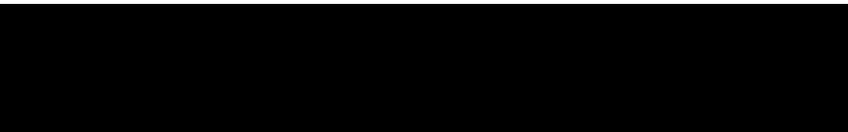
If you have any queries, please do not hesitate to contact me on the details provided below.

YOURS FAITHFULLY,

CLAIRE HOWES BA (HONS) MA MRTPI
SENIOR PLANNER

APPENDIX 6 – LETTERS TO STATUTORY CONSULTEES

NATURAL RESOURCE WALES



SUBJECT: PRE-APPLICATION CONSULTATION (PAC) - PROPOSED 66 BEDROOM CARE HOME, MENDALGIEF ROAD, NEWPORT

Dear Sir/Madam

I am writing to you as part of the pre-application consultation (PAC) exercise required for planning applications for major development. This letter is to be taken as a formal invitation to provide pre-application consultation comments.

The proposed development is for the erection of a 66 bedroom care home with associated access, car parking, landscaping and ancillary buildings on land west of Mendalgief Road at the former Whitehead Steelworks.

LNT Care Developments has considerable experience of developing care homes across the country and have just completed our 250th care home, which is located in North Wales. After extensive research into the general demographics and need for residential care in the area, LNT Care Developments have resolved to develop this site to provide a new facility. Following consideration of the character and appearance of the area we are proposing a new three-storey 66 bedroom care home. Our proposed site layout and building design are illustrated on the enclosed drawings.

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

Yours faithfully,

Claire Howes BA (Hons) MA MRTPI
Senior Planner

APPENDIX 6 – LETTERS TO STATUTORY CONSULTEES

HIGHWAYS



SUBJECT: PRE-APPLICATION CONSULTATION (PAC) - PROPOSED 66 BEDROOM CARE HOME,
MENDALGIEF ROAD, NEWPORT

FAO Highways Department

Dear Sir/Madam

I am writing to you as part of the pre-application consultation (PAC) exercise required for planning applications for major development. This letter is to be taken as a formal invitation to provide pre-application consultation comments.

The proposed development is for the erection of a 66 bedroom care home with associated access, car parking, landscaping and ancillary buildings on land west of Mendalgief Road at the former Whitehead Steelworks.

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Our site notices are displayed close to the proposed development site and we have notified local residents via post, inviting comments from the local population.

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

Yours faithfully,

Claire Howes BA (Hons) MA MRTPI
Senior Planner

APPENDIX 7 –STATUTORY CONSULTEES RESPONSE

DŴR CYMRU WELSH WATER – received 17.07.25

Ms Claire Howes
LNT Care Developments
Helios 47
Leeds
LS25 2DY

Date: 17/07/2025
Our Ref: PPA0009508

Dear Ms Howes,

Grid Ref: 330922 186934

Site Address: Royal Victoria Court, Mendalgief Road, Newport

Development: 2D-LNT Care Developments (the Developer) gives notice of the intention to apply for full planning permission for the development of a 66 bedroom care home for the elderly

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 Proposed 66 bed care home at Mendalgief Road, Newport and acknowledge that the site is allocated Ref: H1(51) 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 560 units for the development site as a whole and informs our appraisal as follows. Please note, however, this proposal comprises an increase to the allocation and the following assessment takes account of an additional 35 units.

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) via Pill South Sewerage Pumping Station (SPS).

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

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

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

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

FOUL WATER DRAINAGE – SEWERAGE NETWORK

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system 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 ST31860902 located in Bellevue Terrace to the east.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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.

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.

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection. As part of the formal planning consultation process, we will seek to ensure that the assessment (and any associated reinforcement works) is completed in advance of the determination of the application or controlled by way of planning condition.



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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The proposed development is also crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

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

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Matthew Lord
Planning Liaison Manager
Developer Services

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



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PPA0009508



LEGEND

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

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

Notes:

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

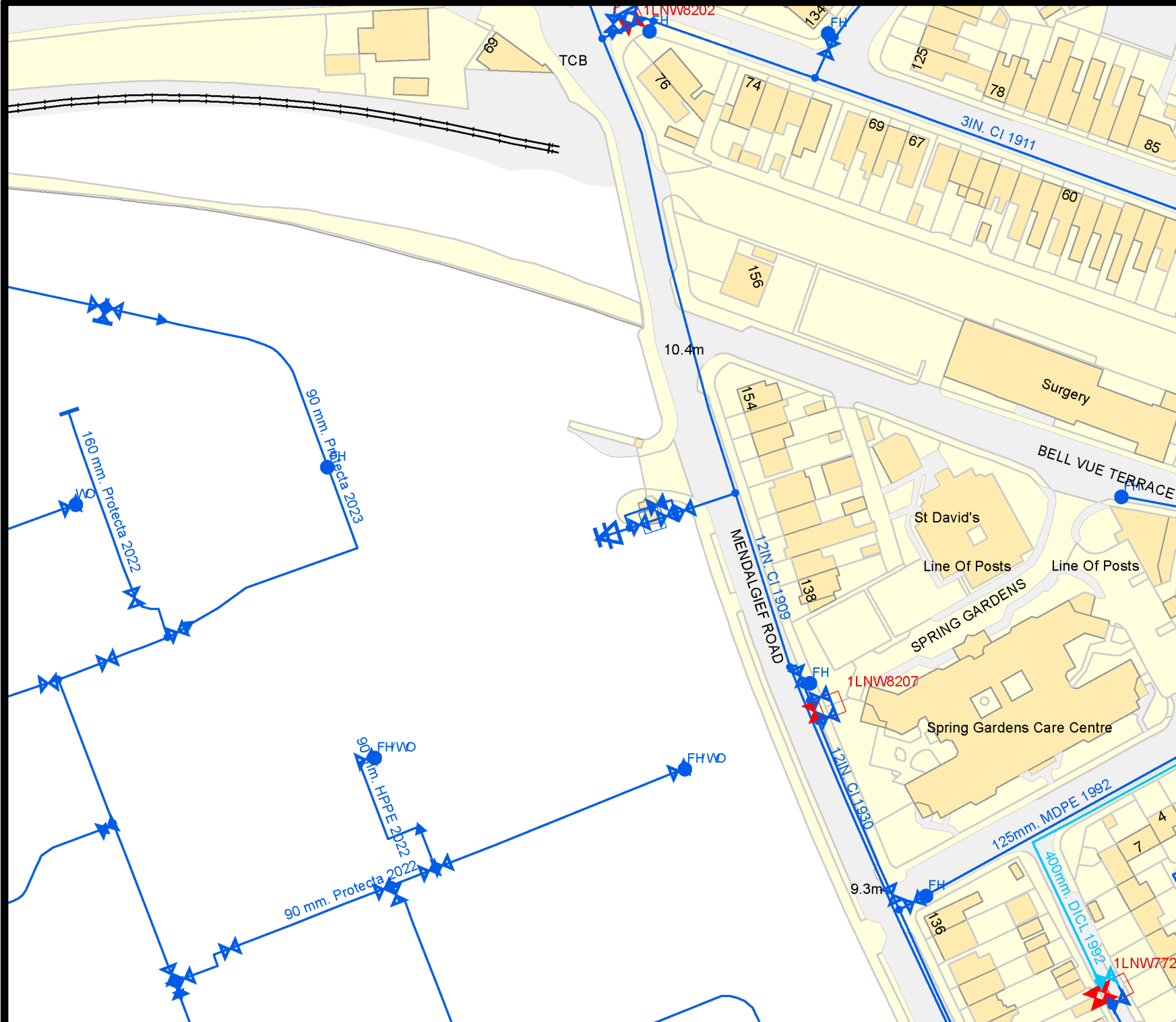
Dŵr Cymru Cynhyddu (The Company) gives this information as to the position of its underground apparatus by way of general guidance only and in the strict understanding that it is based on the best information available and is not warranted as to its correctness or reliability in the event of excavations or other work made in the vicinity of the company's apparatus. The user of this information is responsible for carrying out any excavation in the vicinity of any of the information which is supplied by the Company, is done so in accordance with statutory requirements of sections 193 and 194 of the Water Industry Act 1991 which in turn upon the best information available and, in particular, but without prejudice to the generality of this paragraph, it should be noted that the record that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or gas pipe and any associated apparatus laid before 1 September 1980, or if they do, the particular detail of its position, underground may not be accurate. It must be understood that the foregoing information is solely for guidance and is not to be relied upon for any purpose other than for the purposes of the Water Industry Act 1991 and the Company is not to be held responsible 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: 330923,186936
 Map scale: 1:1300
 Printed by: Carys Barwell
 Printed on: 17 Jul 2025

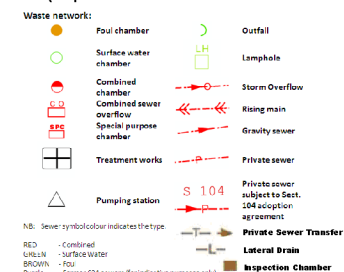




PPA0009508



LEGEND(Representative of most common features)



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.

Our Cyrena Cryogenic (the Company) gives this information as to the position of the underground apparatus by way of general guidance only and is not the most underground data that is based on the best information available and no warranty is given by the Company as to the correctness of the information in the event of excavation or other work made in the vicinity of the company's apparatus. The usual of related apparatus being carried out any excavations must entirely on its own. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 100 and 109 of the Water Industry Act 1989. The information is based upon the best information available to the Company and is not to be construed as a warranty. It should be noted that the record that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1990, or any other particular piece of apparatus that may be present but is not included. It is not understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991, or 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: 330923,186936

Map scale: 1:1300

Printed by: Carys Barwell

Printed on: 17 Jul 2025

PPA0009508

Conditions For Development Near Water Mains

Location: Royal Victoria Court, Mendalgief Road, Newport

Date: 17/07/2025

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to.

1. No structure is to be sited within a minimum distance of **3.85m** from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.

APPENDIX 7 –STATUTORY CONSULTEES RESPONSE

NATURAL RESOURCE WALES – received 24.07.25

Ein cyf/Our ref: CAS-283526-S4Z9
Eich cyf/Your ref: -

Planning,
LNT Care Developments
Helios 47
Isabella Road
Leeds
West Yorkshire
LS25 2DY

[REDACTED]

Dyddiad/Date: 24 July 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: DEVELOPMENT OF A 66 BEDROOM CARE HOME FOR
OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND
ANCILLARY BUILDINGS.**

**LLEOLIAD/LOCATION: LAND ON THE FORMER WHITEHEAD STEELWORKS,
MENDALGIEF 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 27 June 2025.

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

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

European and Fully Protected Species

We note the preparation of:

- 'Preliminary Ecological Appraisal Mendalgief Road, Newport' Report No. 2, Report Ref.: LNT001-019-002/001/001, issued 15/08/ 2024 by Thomson Environmental Consultants
- 'Preliminary Roost Assessment and Ground Level Tree Assessment Mendalgief Road, Newport' Report No. 1, Report Ref.: LNT001-019-005, issued 10/01/2025 by Thomson Environmental Consultants

We note the Preliminary Ecological Appraisal (PEA) recommends further survey, including, but not limited to, bats and birds.

The Preliminary Roost Assessment and Ground Level Tree Assessment also recommends further survey, stating '7.1.4 Further emergence surveys have been recommended on buildings u1b5-1 and u1b5-2. An appropriate zonal disturbance buffer of 10m is proposed on the trees/stems (T1).'

We advise liaison with the LPA ecologist regarding the PEA's content including survey, assessment, conclusions and recommendations and to agree the scope of any surveys required to support the formal application.

With regards to bats, we have concerns about the above proposal and advise that further information is submitted in support of the application to assess the impacts of the proposal on bats, as European Protected Species. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We note that the submitted reports have identified that bats may be present at the application site and the reports advise further survey work is required in the form of emergence surveys. We concur with this advice.

We advise that the additional survey work recommended in the report is undertaken and results submitted to support any future planning application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the information as presented, we are unable to provide any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Land Contamination

We note that contamination at this site has been addressed via a previous planning application. Therefore, based on the information available, we would request the Local Planning Authority attach the following conditions to any planning permission granted.

Condition

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 the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Justification: Given the history of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.'

Condition

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

Justification: There is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.

Condition

Piling or any other foundation designs using penetrative methods shall not be 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 groundwater.

Justification: There is an increased potential for pollution of controlled waters from inappropriate methods of piling

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

Pollution Prevention

Due to the scale of the proposed development, to protect the environment at construction stage, we would request the Local Planning Authority attach the following condition to any planning permission granted.

Condition

No development 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.

- Resource Management: details of fuel and chemical storage and containment.
- 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.

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 and implemented for the protection of the environment during construction.

Flood Risk

The planning application proposes highly vulnerable development (residential care home). The Flood Map for Planning identifies the application site to be at risk of flooding and largely within Flood Zone 2 and partly within Flood Zone 3 (Sea).

We would refer the Local Planning Authority (LPA) to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how they should consider this application in line with current planning policy. Our role is to provide detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses we would refer the LPA to their Lead Local Flood Authority.

We have reviewed the FCA undertaken by Weetwood dated May 2025 referenced 6247/FCA/Final/v1.2/2025-05-08. Our advice is that the FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection to the application on flood risk grounds, as submitted. Further detail is provided below.

The FCA states:

- 'Site levels are shown to generally range between 8.44 to 11.09m AOD, with levels rising to 13.38m AOD within the southern portion of the site where a spoil heap is present. Ground levels on Walker Point Way adjacent to the site range between 8.38 - 9.34m AOD, with levels rising towards Mendalgief Road.'
- 'A 1D-2D ESTRY-TUFLOW hydraulic model of the River Usk and the Ebbw River was developed by Natural Resources Wales as part of the Newport Model, which was most recently updated in October 2021 (v8.0). We have no concerns regarding the use of this data to inform the flood risk to this site and the conclusions of the FCA.'
- 'The site is indicated to flood to a maximum level of 7.80m AOD during the 1 in 200 AEP event plus climate change (2121 - 2125, 70P proxy) and therefore estimated to be 8.18m AOD when accounting for the uplift of 0.38 m for the 95P scenario. However, based on the minimum site level (i.e. 8.44m AOD) the site would not be expected to flood during the 70P and 95P scenarios. Walker Point Way adjacent to the southern boundary of the site would also not be expected to flood due to ground

levels (i.e. 8.38 - 9.34 m AOD) being higher than the modelled and estimated flood levels.' This complies with the requirements of Figure 5 within the TAN.

- 'The site is indicated to flood to a maximum level of 9.00m AOD during the 1 in 1000 AEP event plus climate change (2121 - 2125, 70P proxy).' Based on the minimum site level (8.44m AOD) the site would flood to a maximum depth of 0.56m. The tolerable conditions set out in Figure 6 of TAN15 have been complied with.
- Whilst there are defences in the area, the site is not located within the TAN15 defended Zones, and the site does not benefit from any defences within the wider area, we are therefore satisfied that there is no requirement for a breach assessment.
- That site levels including all ancillary areas should be set at a minimum of 8.40m AOD. This is 600mm above the flood level expected at the site in a 1 in 200 event plus climate change (2125, 70th Percentile). This will ensure that the proposed development complies with Figure 5 of TAN15. This will also ensure that the proposed development complies with Figure 6 of TAN15 during a 1 in 1000 event plus climate change (2125 70th Percentile). Based on current ground levels no land raising should be required to achieve this level.
- Finished floor levels should be set at least 0.15 m above adjacent ground levels following any reprofiling of the site (i.e. a minimum of 8.55 m AOD), with ground levels sloping down from the building. This provides a 750 mm freeboard above the flood level expected at the site in a 1 in 200 plus climate change (2125 70th Percentile) event and a 370 mm freeboard above the flood level expected at the site in a 1 in 200 plus climate change (2125 95th Percentile) event.

Whilst it is stated in the FCA that a Flood Warning and Evacuation Plan is prepared, there are no details in relation to safe escape/evacuation routes along Walker Point Way.

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

Annabelle Evans

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

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.