



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: **CAS-81203-P8L0**
Eich cyf/Your ref: **CONEX/19/0196**

Rivers House
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Newport City Council
Regeneration, Investment and Housing
Civic Centre
Godfrey Road
Newport
NP20 4UR

27 March 2019

Annwyl Syr/Madam / Dear Sir/Madam,

PARTIAL DISCHARGE OF CONDITIONS 05 (TREATMENT OF HYDRO-CARBONS), 07 (WINDOW REVEALS) AND 10 (LIGHTING) OF PLANNING PERMISSION 18/0293 FOR DEVELOPMENT OF 195NO. RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS AT LAND TO SOUTH OF GLAN USK PRIMARY SCHOOL, HERBERT ROAD, NEWPORT.

Thank you for consulting us on the above application, which we received on the 5 March 2019.

We have significant concerns with this application as submitted. We do not recommend your Authority discharges condition 10 for the following reasons.

Requirement: Further information to be provided regarding lighting to ensure that the design is appropriate, in consideration of the presence of European Protected Species (EPS) on site.

We have previously provided comment on planning permission CONEX/18/0293 (our reference CAS-60340-S3J0) in relation to European Protected Species, Flood Risk, Protected Sites and Land Contamination.

Condition 10

We have reviewed the submitted drawing 'D32766/JP/D' entitled 'Herbert Road. Phases 3-4' by Kingfisher Lighting dated 18 July 2018 and supporting information. We note that the

information demonstrates light spillage along the western boundary of the development site of up to 2 lux in places. However, it is unclear from the drawings the extent of light spill onto the river bank and river itself. We therefore seek clarification of location of the top of the break of slope of the river bank in relation to the proposed light spill contours shown.

In addition, the light spill is in excess of 0.5lux beyond the break of slope of the river bank, we advise that the lighting proposals are re-designed to reduce the light spill onto the river bank. This may require consideration of changing luminaire type, re-siting luminaire, or employing dimming regimes overnight. To avoid disrupting otter movement along the River Usk we advise that the river corridor is maintained as a dark corridor (<0.5lux).

We would be pleased to reconsider our position and provide further advice upon consultation of additional information.

Further Advice

Notwithstanding the above, we note proposals for the erection of bat boxes on the new houses at this site. Proposed lighting across the developed site appears to be in the region of 2lux; accordingly, such wildlife enhancement measures are unlikely to be effective.

Conditions 5 and 7

Please note, condition 5 and 7 are not NRW requested conditions, therefore we have no comment to make.

If you have any further queries, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Marshall

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