

From: Jeff Murray <jeff.murray@cfw-architects.co.uk>

Sent: 10 June 2026 15:05

To: Hawkins, Grant (Principal Planning Officer) <grant.hawkins@newport.gov.uk>

Subject: Re: 26/0185 - Site B16, West Way Road, Alexandra Docks, Newport, South Wales

Hi Grant

I've attached the following information:

Application Forms (PAC)

GIS & BES

Planning Design & Access Statement

FCA

SAB documents.

In regards the NRW comments regarding the foul disposal/cess pit, the Applicant and Engineer are taking a quick look at this. However, it is my understanding that a treatment plant won't work on a dock environment due to the potential water table. ie it would have nowhere to drain to. The Applicant understood, and is confirming with ABP, that all the other units have cess pits, as we propose.

Lastly, in this regard, the first 5m of the existing ground is a solid partially engineered crust that is 'like iron' apparently - so technically this also has prohibitive consequences.

In regards Landscape, as above, I have attached the GIS/BES document, this falls below the helpful suggestion you made regarding trees etc. my concern at the moment is that there are existing drain runs on the site, along the front boundary, I am not sure this would be a practical place to provide additional planting, but there may be other locations. With reference to the mention above of the engineered crust, it seems a planting regime of trees in particular, would not be practical (nor successful) and goes some way to explaining why there are none in the locality on the developed land.

Not sure where this leaves us in this regard.

I'll let you know asap what the engineers responds with in regards the cess pit provision.

regards

Jeff