

PLANNING STATEMENT

**Land South of Glan
Usk Primary School,
Herbert Road,
Newport**

March 2018



Summary

Proposal:

Construction of 206 residential units, internal road network, parking, landscaping and associated works

Location:

Land South of Glan Usk Primary School, Herbert Road, Newport

Date:

March 2018

Project Reference:

17.104

Client:

The Pobl Group

Product of:

Asbri Planning Limited
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Introduction

- 1.1 This Planning Statement accompanies a planning application submitted on behalf of The Pobl Group for the construction of 206 residential units, internal road network, parking, landscaping and associated works on land south of Glan Usk Primary School, Herbert Road, Newport.
- 1.2 The application comprises the following set of drawings, produced by EOS Architects unless otherwise stated;

Drawing Title	Drawing No.
Site Location Plan	(04) 001 Rev A
Proposed Site Layout	(04) 100 Rev G
House Type A Ground Floor Plan	(04) 201
House Type A First Floor Plan	(04) 202
House Type A Elevations Type 1	(04) 301 Rev B
House Type A Elevations Type 2	(04) 302 Rev B
House Type B Ground Floor Plan	(04) 211
House Type B First Floor Plan	(04) 212
House Type B Elevations	(04) 311 Rev B
House Type C Ground Floor Plan	(04) 221
House Type C First Floor Plan	(04) 222
House Type C Elevations Type 1	(04) 321 Rev B
House Type C Elevations Type 2	(04) 322 Rev B
House Type C Elevations Type 3	(04) 323 Rev B
House Type C & D Ground Floor Plan	(04) 231
House Type C & D First Floor Plan	(04) 232
House Type C & D Elevations Type 1	(04) 331 Rev A
House Type C & D Elevations Type 2	(04) 332 Rev B
House Type C & D Elevations Type 3	(04) 333 Rev A
House Type E Ground Floor Plan	(04) 241
House Type E First Floor Plan	(04) 242
House Type E Elevations Type 1	(04) 341 Rev A
House Type E Elevations Type 2	(04) 342 Rev A

House Type E Elevations Type 3	(04) 343 Rev B
House Type E Elevations Type 4	(04) 344 Rev B
House Type F Ground Floor Plan	(04) 251
House Type F First Floor Plan	(04) 252
House Type F Second Floor Plan	(04) 253
House Type F Elevations	(04) 351 Rev A
House Type G Ground Floor Plan	(04) 261
House Type G First Floor Plan	(04) 262
House Type G Elevations	(04) 361 Rev A
House Type H Ground Floor Plan	(04) 271 Rev A
House Type H First Floor Plan	(04) 272 Rev A
House Type H Elevations	(04) 371 Rev C
House Type I and J Ground Floor Plan	(04) 281
House Type I and J First Floor Plan	(04) 282
House Type I and J Elevations	(04) 381 Rev A
House Type K Ground Floor Plan	(04) 291
House Type K First Floor Plan	(04) 292
House Type K Second Floor Plan	(04) 293
House Type K Elevations Type 1	(04) 391 Rev A
House Type K Elevations Type 2	(04) 392 Rev A
House Type K and L Ground Floor Plan	(04) 2101
House Type K and L First Floor Plan	(04) 2102
House Type K and L Second Floor Plan	(04) 2103
House Type K and L Elevations	(04) 2301
House Type L1 Ground Floor Plan	(04) 2211
House Type L1 First Floor Plan	(04) 2212
House Type L1 Second Floor Plan	(04) 2213
House Type L1 Elevations Type 1	(04) 2311 Rev A
House Type L1 Elevations Type 2	(04) 2312 Rev A
House Type L1 Ground and First Floor Plans	(04) 2200
House Type L1 Second Floor Plan	(04) 2201

House Type L1 (Plots 1-36) Elevations Type 1	(04) 2321 Rev A
House Type L1 (Plots 1-36) Elevations Type 2	(04) 2322 Rev A
Street Scenes 01	(04) SS01
Street Scenes 02	(04) SS02 Rev A
Street Scenes 03	(04) SS03
Street Scenes 04	(04) SS04
Street Scenes 05 Rev A	(04) SS05 Rev A
Street Scenes 06	(04) SS06
Street Scenes 07	(04) SS07
Birds Eye View from Phase 1	(04) V01 Rev A
Birds Eye View from School River End	(04) V02 Rev A
Birds Eye View from School Emr Acc	(04) V03 Rev A
Birds Eye View from Courtney Road	(04) V04 Rev A
Landscape Plans - Prepared by WYG	LA1 – LA 8 Rev E
Reinforced Earth Details (60 degrees) – Prepared by Steve Morgan Associates	1155090-300 Rev A
Reinforced Earth Details (70 degrees) – Prepared by Steve Morgan Associates	1155090-301 Rev A
Gabion Basket Retained Boundary – Prepared by Steve Morgan Associates	1155090-302 Rev B
Gabion Basket Retained Boundary – Prepared by Steve Morgan Associates	1155090-303 Rev C
Gabion Basket Retained Boundary – Prepared by Steve Morgan Associates	1155090-304 Rev C
Gabion Basket and Reinforced Earth Bank Extents Plan - Prepared by Steve Morgan Associates	1155090-305
Reen Setting Out – Prepared by Steve Morgan Associates	1155090 551

- 1.3 The following documents have been prepared to accompany the planning application:

Document	Prepared by
Application Form	Asbri Planning
Environmental Statement Volume 1 - 3	Asbri Planning
Planning Statement	Asbri Planning

Design and Access Statement	Asbri Planning
Acoustic Fence Data Sheet 12	Procter Contracts
Email 9 th June 2017 – Height of Acoustic Fence	Asbri Planning
Stone Facing Information Sheet	Hy-Ten Gabion Solutions
Specification of Gabion Fill	Hy-Ten Gabion Solutions
Herbert Road Retaining Walls Plan (Boundary Treatment only)	Keepmoat (Engie)
Image - Stone	Keepmoat (Engie)
Otter Mitigation Strategy	David Clements Ecology
Otter Mitigation Update – March 2018	David Clements Ecology
Surface Water Calculations: Reen Sizing Rev A	SMA
Phasing Plan	Keepmoat/ POBL
Materials Schedule	EOS
Delivery Programme and Swept Path Analysis	Keepmoat (Engie)/ Pobl
Construction Environmental Management Plan	Keepmoat (Engie) / Pobl
Piling Strategy	SMA

- 1.4 The purpose of this Planning Statement is to provide additional and complementary information to the submission. It provides a description of the application site at section 2, discusses the relevant planning context of the site at section 3, describes the proposal at section 4, discusses what has been identified in supporting documents in section 5, documents sets out the planning policy context in section 6, appraises the development in section 7 and draws together the conclusions at section 8.

Site Description

- 2.1 The application site is bound to the north by the Glan Usk Primary School, to the west by the banks of the River Usk, to the east by the Newport to Hereford Railway line and to the south by industrial estates.
- 2.2 The application site covers an area of approximately 5.202 hectares and consists of land that was previously occupied by industrial uses.
- 2.3 The site is located adjacent to the River Usk which is designated as a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).
- 2.4 There is a public right of way (reference 407/1) located to the western edge of the application site.

Planning Context and Pre-Application Advice

Planning History

- 3.1 In terms of planning history, the following planning applications are of relevance:

00/0768 – Replacement Primary School, all weather pitch, soft and hard play areas and residential development. Approved 6th November 2000

03/1531 – Erection of a replacement primary school, all weather pitch, soft and hard play areas and residential development (pursuant to 00/0768). Approved 25th May 2004

13/1279 – Development of 251 dwellings and associated works including boundary treatments, retaining walls, vehicular access, parking, pathways and landscaping affecting public right of way 407/1. Approved 11th August 2015.

A number of discharge of condition applications have been submitted in relation to Phase 1 and these are detailed in Section 4.

17/0744 – Non-material amendment to 13/1279 to increase footprint of building by 0.3m in width and 0.15 in depth. Approved 24th August 2017.

Pre-application discussion

- 3.2 Pre-application meetings were held between The Pobl Group, Asbri Planning, EOS Architects and Newport City Council on the 20th February 2017 and the 1st November 2017.

- 3.3 A number of planning issues were discussed prior, during and following the meetings and can be summarised as follows;

Notes from 20th February 2017 meeting:

- The principle of residential development on the site was accepted as the site is an allocated housing site;
- Phase 1 (20 apartments) of 13/1279 will be implemented. The remainder of the site will be re-planned.
- LPA confirmed that the layout which at this meeting stood at 195 units was a softer layout to the one approved under 13/1279. Parking Court yards will need to be revisited due to the need for natural surveillance. Riverside walk considered to be an improvement on the current permission. Consideration will need to be given to landscaping and lighting.

- LPA confirmed that they do not mind a contemporary scheme if it is well designed.

S106 Contributions

- Affordable Housing will need to be provided on site. LDP policy requires 20%. Applicant indicated that the same provision will be provided as agreed under 13/1279 which was 15% plus additional units through grant and shared ownership scheme. Proposal will include accommodation for 'over 55s'.
- Monitoring Fee likely to fall away on new application;
- Highways likely to be similar to requirements for 13/1279;
- Education – contribution requirement will depend on housing mix;

Notes from 1st November 2017 meeting:

- A further meeting was held with the LPA to discuss a revised layout of 206 units.
- Delivery Programme to be submitted as part of application;
- Parking – Highways indicated that the layout does not include sufficient parking levels. Application will need to be supported by a strong justification;
- However layout provides a betterment in terms of parking when compared to the planning fallback 13/1279;
- Footways off shared services will need to be 8-10m;
- Landscaping – remove trees from back gardens. Utilise landscaping to create an attractive sense of place;
- Careful selection of materials to ensure an attractive development.
- Apartments – LPA were ok with the vertical emphasis but robust materials will need to be used in this location.
- Emerging vista to the north of the site should be revisited as it is dominated by the gable end.

Application Proposal

Background

- 4.1 The application site currently benefits from a planning fallback which has consent for the construction of 251 residential units.

The applicant is currently implementing Phase 1 of the planning fallback 13/1279 which includes the following works:

- The raising of levels in accordance with the extant consent;
- Otter mitigation works
- 20 apartments in three blocks
- Access road and road up to turning head
- Foul and Surface Water Drainage
- Retaining structures to perimeter
- Vehicular and Pedestrian Access to TS Resolute
- Works to river bank
- Formation of ree
- Ree and site perimeter fencing

- 4.2 The Phase 1 works have been agreed following the submission of a number of discharge of condition applications. It is considered that the details agreed for phase 1 are also relevant to the planning application for the 206 units. The relevant details provided for Phase 1 have been re-provided for this application.

The proposal

- 4.3 In addition to the 20 units being implemented for Phase 1 the applicant seeks planning permission for the development of the site to accommodate 206 residential units. The residential development proposes a phased development that will comprise a mixture of apartments and houses, as follows:

Dwelling Type	Number of bedrooms	Number
A	4 person, 2 bedroom house	18
B	5 person 3 bedroom house	06
C	4 person 2 bedroom house	40
D	5 person 3 bedroom house	20
E	5 person 3 bedroom house	23
F	5 person 3 bedroom house	03

G	3 person 2 bedroom FOG Flat	04
H	3 person 2 bedroom FOG Flat	04
I	2 person 1 bedroom FOG Flat	02
J	2 person 1 bedroom FOG Flat	02
K	2 person 1 bedroom Com. Flat	30
L	3 person 2 bedroom Com. Flat	06
L1	3 person 2 bedroom Com. Flat	48
Total		206 units

4.4 The proposal will follow secured by design principles and is intended to provide additional housing in this area that will provide 15% affordable housing and will meet the Development Quality Requirements (DQR) set by Welsh Government and will also include accommodation for 'over 55s'. The remaining units will be a combination of private market sale and intermediate housing. Intermediate housing is considered to be affordable housing and will contribute positively to the affordable housing that will be provided on-site. In addition the site will also provide one block (6 flats) that will form part of a learning disability scheme. A contribution of 15% plus intermediate housing is considered to be acceptable. This contribution was previously agreed as part of the planning fallback 13/1279.

Layout

4.5 The layout of the proposed development has been carefully considered to ensure that an attractive frontage is achieved along the riverside walk. The use of strategically placed landscaping, parking and boundary treatments creates an inviting and attractive sense of place.

Density

4.6 The proposed density is 39.6 dwellings to the hectare (206 dwellings/Site area 5.2022ha) which is above the Councils recommended density level of 30 dwellings per hectare. The density of the site is considered to be in accordance with Policy H3 (Housing Mix and Density) of the Local Development Plan.

Design and Character

- 4.7 The layout has been sympathetically designed to provide an attractive and active frontage onto the riverside walk. The provision of a variety of housing and apartment with the use of complementary and robust materials including render, brick and weatherboard cladding will ensure that an attractive sense of place and a high quality development is achieved.

Access & Parking

- 4.8 The access into the application site is being constructed as part of the Phase 1 works in association with consent 13/1279 and as such the access is being constructed to adoptable standards with agreement from Newport City Council's Highway Authority. In terms of the application site the proposal provides for a total of 371 car parking spaces which are provided for prospective residents and visitors. The level of parking is considered to be in accordance with the Council's Parking Standards and can be justified on the site's sustainable location. The layout also includes turning heads to facilitate vehicles into and out of the application site. The layout also incorporates pedestrian footways that will ensure the site's connectivity with the wider area. A detailed assessment relating to Transport is provided within the Environmental Statement.

Landscaping

- 4.9 The application is supported by detailed landscape plans and the ES comprises a Landscape and Visual Impact Assessment. The plans indicate that sensitive landscaping is proposed that will enhance the application site. Further detail is provided within the Environmental Statement.

Reen Design

- 4.10 The application includes alterations to Lottery's Reen which has been incorporated into the site. The details for the reen have been agreed for the Phase 1 works. The reen has been designed to provide sufficient capacity for existing flows, for the 206 residential units plus the 20 units provided as part of the Phase 1 works.

Acoustic Fence

- 4.11 The application site includes the provision of a 1.8m acoustic fence between the railway line and the proposed dwellings.

Supporting documents

- 5.1 The following section intends to provide a brief overview of the findings of the supporting documents and reports which have been prepared to accompany the planning application for the proposed development.

Environmental Statement

- 5.2 An Environmental Statement (ES) has been prepared and submitted in support of the application. The ES considers the likely significant environmental effects of the development in relation to landscape and visual impact, ecology, ground conditions, flooding, drainage, transport noise, air quality and cumulative impacts.

Pre-application Consultation Report

- 5.3 Following the proposal undergoing the statutory pre-application consultation a Pre-application Consultation Report has been produced by Asbri Planning and has been submitted in support of this application. The report summarises the responses received from Community, Specialist and Other consultees alongside responses to their representations. The responses received have allowed potential issues to be resolved at an earlier stage of the design and application process.

Design and Access Statement

- 5.4 A Design and Access Statement has been submitted in support of the application. The statement was prepared by Asbri Planning and explains the various facets of design and access in relation to the site alongside outlining planning policy relevant to the proposal. The statement also explains how the proposal complies with the 5 principles of good design identified in TAN12 and also Welsh Government Guidance.

Landscaping Scheme

- 5.5 A Landscape Scheme has been prepared by WYG and is submitted in support of the application. The landscaping scheme has been developed alongside the Environmental Statement topic chapter which addresses Landscape and Visual Impact.

Surface Water Calculations: Reen Sizing and Reen Setting Out Plan

- 5.6 A report and plan has been submitted in support of the application. These reen details have been agreed for the Phase 1 works that are being undertaken in association with 13/1279. The report and plan demonstrate that there is sufficient capacity to accommodate existing flows plus the proposed development (including the 20 units from

Phase 1).

Acoustic Fence

- 5.7 Acoustic fence detail is provided in support of the application. The fencing is a 1.8m acoustic fence that has been agreed for the Phase 1 works which are currently being implemented on-site.

Otter Mitigation

- 5.8 An otter mitigation report for the construction of a holt off-site has been submitted in support of the application. The otter mitigation has been undertaken as part of the phase 1 works associated with 13/1279. As such the mitigation has been prepared with consideration being given to the whole site.

Otter Mitigation Update - March 2018

- 5.9 An otter mitigation Update report has been submitted in support of the application. The update report confirms the holt has been constructed. The update confirms that the other measures which includes the treatment of the Japanese Knotweed is ongoing.

Phasing Plan

- 5.10 A phasing plan has being prepared and has been submitted in support of the application. The plan shows how the development will be progressed.

Materials Schedule

- 5.11 A materials schedule has been prepared and has been submitted in support of the application. The schedule outlines the proposed materials that will be used across the application site.

Piling Strategy

- 5.12 A Piling Strategy has been prepared and has been submitted in support of the application. The strategy outlines how piling will be undertaken on-site and also addresses the comments made by Welsh Water in relation to the area identified as Plot 46 on the drainage plan. The area identified as Plot 46 on the drainage plan is in fact the area between plot 196-197 on the proposed site layout plan.

Construction Environmental Management Plan (CEMP)

- 5.13 A Construction Environmental Management Plan has been prepared and is submitted in support of the application.. The CEMP indicates how the development will be managed.

Delivery Programme

- 5.14 A Delivery Programme has been prepared and has been submitted in support of the application. The Programme outlines delivery routes that will facilitate the development. The delivery programme is also

accompanied by a swept path analysis which demonstrates that delivery vehicles can access the site/

Planning Policy Framework

Context

- 6.1 The planning policy framework for the determination of this application is provided by the following policy documents.
- Planning Policy Wales 9th Edition (November 2016) PPW
 - Technical Advice Note 1: Joint Housing Land Availability Studies
 - Technical Advice Note 2: Planning and Affordable Housing
 - Technical Advice Note 5: Nature Conservation and Planning
 - Technical Advice Note 8: Renewable Energy
 - Technical Advice Note 12: Design
 - Technical Advice Note 15: Development and Flood Risk
 - Technical Advice Note 18: Transport
 - Technical Advice Note 21: Waste
 - Newport City Council Local Development Plan (LDP) (adopted January 2015)
 - Supplementary Planning Guidance
 - Planning Obligations
 - Affordable Housing
 - Wildlife and Development
 - Parking Standards
- 6.2 A full review of planning policy has been undertaken in the Environmental Statement.

Appraisal

7.1 This section aims to identify the main issues relevant to the determination of the application and assess the scheme against the relevant planning policy framework. These matters are considered to be as follows:

- The **principle of development** in terms of land use planning policy and sustainable development;
- The impact of the development on the **character and appearance of the surrounding area;**
- The impact of the development on the **residential amenity of surrounding properties;**
- The acceptability of the development in terms of **in terms of highway and pedestrian safety;**
- The acceptability of the development in terms of **biodiversity and protected species.**
- Any **other material considerations.**

The principle of development in terms of land use planning policy and sustainable development;

7.2 The application site is located within the urban boundary and is an allocated housing site (ref H1 (5) Glebelands) within Newport City Council's Local Development Plan which confirms the principle of residential development at the site. Furthermore the application site has a planning fallback (planning reference 13/1279 which approved 251 residential units on the site. As such the principle of residential development has already been established at this location.

The impact of the development on the character and appearance of the surrounding area;

7.3 The proposed layout has been extensively amended following detailed discussions with the Local Planning Authority. It is noted that the consent (13/1279) for 251 units could be implemented on site. However the applicant has sought to re-plan the site in order to provide a better quality and designed layout that creates an attractive sense of place. The current proposal includes fewer units and more parking in order to address concerns regarding parking provision.

7.4 The proposal includes a variety of residential units – apartments, FOGs, semi-detached and detached houses which have been designed to reflect the character of Newport. The materials for the proposed units will comprise Parex Monorex render, brick and where applicable weatherboard cladding. The render matches the render approved for Phase 1 and is a durable render that will be a robust

material in the exposed river location. Furthermore the apartments will be offered on a leasehold basis with the freehold being retained by The Pobl Group. As such the maintenance of the render on the blocks of apartments will be subject to a maintenance regime that will be managed and implemented by The Pobl Group. The layout also includes a variety of boundary treatments including retaining structures and earth works. The details relating to retaining structures has been previously agreed for Phase 1. The details are re-submitted in support of this application. The proposal also includes a riverside walk and attractive landscaping that softens the development. The provision of an active frontage along the River Usk provides a pleasant setting for the river and for the development as a whole. As such the site had a previous industrial use and was devoid of any character. Therefore the provision of the development will bring a brownfield site back into beneficial use. The application will be supported by a material schedule and boundary plans that will provide details of the materials and boundary treatments that are requested to be approved as part of the application submission.

- 7.5 Therefore the proposal is considered to have a positive impact on the character and appearance of the area and is considered to be an efficient use of land. Therefore the proposal is considered to be in accordance with Policy CE2 (Waterfront Development), Policy GP6 (Quality of Design) and Policy H3 (Housing Mix and Density) of the Local Development Plan.

The impact of the development on the residential amenity of surrounding properties;

- 7.6 It is noted that the access to the application site is restricted. The application submission will be accompanied by a Construction Environmental Management Plan and a Delivery Programme which will be developed in accordance with best practice guidelines. The Plan and Programme will ensure that the amenity of adjoining occupiers is maintained and not adversely affected during the construction phase of the development.
- 7.7 The proposal has been designed to ensure that the privacy of future occupiers is maintained. This has been achieved by ensuring that there is adequate distance between habitable windows and by ensuring that through the provision of boundary treatments that private amenity areas are maintained. Therefore the separation distances between the proposed units are considered to be sufficient. Furthermore the scheme has been designed to be compliant with secured by design principles and natural surveillance has been maximised throughout through the careful use of boundary treatments, the location of windows and the reconfiguration of

parking following pre-application discussions.

- 7.8 It is noted that apartments are proposed to be located to the east of the school. As such the area adjacent to the school is a semi-public area which will not be altered by this proposal. As such the scheme does not result in any unacceptable overlooking, overbearing or overshadowing impacts and the proposal is considered to be acceptable in terms of residential amenity.
- 7.9 The proposal also includes the provision of an acoustic fence which has been positioned adjacent to the railway line. The provision of the 1.8m acoustic fence has been agreed for the phase 1 works currently being implemented on-site. The details of the fencing are submitted for approval. The provision of the fence will provide mitigation for the site and a full noise assessment is provided in the Environmental Statement. As such the proposal is considered to be in accordance with Policy GP2 (Amenity) of the Local Development Plan.

The acceptability of the development in terms of highway and pedestrian safety;

- 7.10 The proposals have been developed with due consideration being given to the highway network and parking. A full assessment relating to Transport is provided in the environmental statement which provides the justification for the parking levels. As such the proposal is considered to be in accordance with Policy GP4 (Highways and Accessibility) and T4 (Parking) of the Local Development Plan and the Council's Standards relating to parking.

The acceptability of the development in terms of biodiversity and protected species:

- 7.11 The application site is located adjacent to the River Usk SAC and SSSI. The ecological mitigation has been wholly implemented as part of the Phase 1 works of planning reference 13/1279. A further ecological assessment is included within the Environmental Statement which accompanies this application. The provision of otter mitigation has already been undertaken and the otter mitigation report has been resubmitted along with a mitigation update report in support of this application which demonstrates that adequate mitigation has been implemented as part of the proposed development. As such the proposal is considered to be acceptable in terms of ecology.

Other Material Considerations

Affordable Housing

- 7.12 The proposal provides for 15% social rented affordable housing plus intermediate housing which is also considered to be affordable housing. This level of provision was agreed as acceptable on the

planning fallback 13/1279. As such it is considered that the original consent could still be implemented with this level of affordable housing provision. Therefore the proposal provides affordable housing and accommodation for 'over 55s', 6 flats (one block) for a learning disability scheme and also seeks to provide high quality, well designed housing that will enhance the area.

Public Rights of Way

- 7.13 The boundary of the application site is bound by public right of way 407/1. The right of way has been diverted via a separate application to Newport City Council which was confirmed in December 2017. The right of way has been enhanced via the Phase 1 works of 13/1279 and as such will be further enhanced when a section of the public right of way is widened to 3m to provide a cycleway. As such the provision of the 3m cycleway will be provided via a separate application that falls outside of the remit of this planning application. However the footway/ cycleway will improve the connectivity and sustainability of the site for future occupiers to the wider area. As such the proposal is considered to be in accordance Policy T6 (Public Rights of Way Improvement) of the LDP.

Drainage

- 7.14 The proposal demonstrates that adequate surface water and foul drainage can be provided on-site for the 206 residential units and for the 20 apartments associated with Phase 1. A full assessment relating to drainage is provided in the Environmental Statement. In addition the application is also supported by a reen report and plan which has been developed and constructed as part of the Phase 1 works for 13/1279. The reen has been designed to accommodate existing flows, the 20 units from phase 1 plus the 206 units associated with this application.
- 7.15 The application is also supported by a piling strategy which demonstrates how piling will be undertaken on site. The strategy also addresses the comments made by Welsh Water during the PAC process and shows how piling will be undertaken for the area relating to plot 46 on the drainage layout (plot 196/197 on the proposed site layout plan). As such the application is considered to be acceptable in terms of drainage.

Conclusion

- 8.1 This Planning Statement accompanies a planning application submitted on behalf of The Pobl Group for the construction of 206 residential units, internal road network, parking, landscaping and associated works at land south of Glan Usk Primary School, Herbert Road, Newport.
- 8.2 The residential development will contribute positively to housing need within the Borough of Newport.
- 8.3 The site has an existing consent 13/1279 which was granted in August 2015. From this planning fallback Phase 1 of the consent (20 apartments) are currently being implemented.
- 8.4 The proposal has demonstrated that a coherent approach has been implemented to ensure that the details agreed by condition for drainage, the reed, ecology and boundary treatments etc have been developed with due regard to the requirements of Phase 1 and the wider application site. As such it is considered that the previously approved documents that were submitted for phase one can be approved with regards to this application.
- 8.5 Therefore the proposed residential development and associated works has been designed to recognise the location and constraints of the site and through appropriate layout and sensitive mitigation is considered to be in accordance with planning policy and will not result in significant environmental effects. However should further details be required it is considered that such matters can be dealt with via adequately worded planning conditions.
- 8.6 During pre-application discussions with the LPA, specific design requirements were highlighted.
- 8.7 On this basis, it is considered that the proposed development accords with relevant national and local planning policy and guidance and any material planning considerations. It is therefore requested that Newport's Local Planning Authority grant consent accordingly.