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Sent: 02 January 2025 15:17

To: NCC - Planning <Planning@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 24/1043

NCC Structures team as no objection to this application, however the following observations have been made.

1. Both upper floor plans show what appears to be a storage cupboard opening into the corridor. Presumably they will be fitted with sprung door closes which would help prevent opening, potentially hindering emergency egress from the building?

2. No side or front elevations have been provided, so it is hard to establish the ground floor height from existing ground level. I would expect that due to the ground contamination, potential flood risk and style of construction (ground slab to prevent contaminants seeping into the building and piled structural supporting beams), the ground floor would be approximately 1 meter above the new ground slab. Is this correct? This could provide added benefits such as, easier lift maintenance and the ability to ventilate the space to further prevent contamination reaching occupants.

3. Does the new ground slab incorporate a membrane to help prevent gas seepage from contaminated ground?

Regards

John Kimberley