

FAO: Vicky Quinn

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

28 May 2019

Annwyl Syr/Madam / Dear Sir/Madam,

amended information - 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 14 May 2019. We have previously provided comments regarding Condition 10 (Lighting) where we had significant concerns regarding the potential impact on EPS. We have reviewed the following updated information:

- Submitted Drawing D32766K prepared by Kingfisher Lighting dated 10 April 2019.

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

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

Condition 10

We note the updated submitted drawing as outlined above however, it is still unclear the extent of light spill onto the river bank and river as these are not marked on the drawings.

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.

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

Conditions 5 and 7

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

Other Matters

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 at this link (<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development.

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