

**Unit 3A To 3B, Nash Mead, Newport
South Wales, NP19 4SU**

**Pre-Application Consultation Report
Planning Reference 24/0616**

Steve Morgan Associates

**Consulting Civil & Structural Engineers
9 Clytha Park Road
Newport
NP20 4PB
Tel: 01633 266244
e: engineers@smalimited.co.uk**

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A handwritten signature in black ink, appearing to read 'Steve M', followed by a long horizontal line.

Signed

Steven R Morgan B.Eng. (Hons), CEng, M.I.C.E.

1.0 INTRODUCTION

The Pre-application Consultation Report is a validation requirement for planning applications and will form part of the final application submission. The report will evidence

- How the developer has carried out the consultation in accordance with the requirements,
- Set out what issues were raised by respondents during the consultation period
- How the comments made have been considered when finalising the application.

The response is attached as Appendix 1.0. The response details the following information that is to be provided in the PAC report

- 1 Full application forms.
- 2 Site location plan, to scale with north arrow identifying the site.
- 3 Existing and proposed layout plan, floor plans and elevation drawings to recognised scale.
- 4 Highways information to include cycle and waste storage and infrastructure for electric vehicles.
- 5 Construction Environmental Management Plan and Demolition method statement.
- 6 Ecology information that must have regard to the step wise approach set out in Planning Policy Wales edition 12 and net biodiversity enhancement.
- 7 Landscaping information to include Green Infrastructure Statement.

INTRODUCTION (Cont.....)

- 8 Fee based on floor area - erection of buildings (other than dwellings, agricultural buildings, glasshouses or plant and machinery).
- 9 Design and Access Statement for major development only.
- 10 If the floor area to be created exceeds 1000 square metres then the proposals would constitute major development and a Pre-Application Consultation report is required to accompany a planning application. This is pursuant to a statutory pre application consultation exercise managed by the applicant/agent.

2.0 RESPONSE TO REQUEST FOR INFORMATION

2.1 Full Application Forms

The application forms are provided with the full application.

2.2 Site location plan, to scale with north arrow identifying the site.

Provided with the full application.

2.3 Existing and proposed layout plan, floor plans and elevation drawings to recognised scale.

Provided with the full application

2.4 Highways information to include cycle and waste storage and infrastructure for electric vehicles.

The application includes the addition of electric vehicle charging points adjacent to the office area and cycle storage units. It is proposed that water collection will be submitted as part of the SAB application.

2.5 Construction Environmental Management Plan and Demolition method statement.

Provided with the full application. All works are carried out on an existing site and during normal working hours. No additional site lighting will be required as the works will be carried out during daylight working hours.

The scheme involves the removal of debris from the fire damaged building which was undertaken by a licensed contractor. The following operations include the delivery and erection of a steel frame and the erection of the external cladding. No groundworks are planned as the existing foundations will be retained.

2.6 Ecology information that must have regard to the step wise approach set out in Planning Policy Wales edition 12 and net biodiversity enhancement.

Ecology is considered in the Green Infrastructure Statement. Bat boxes are proposed for the elevation of the building adjacent to the boundary containing vegetation. It should be noted that the new footprint is identical to the original footprint and in the same location as the original building, constructed on the original foundations.

**2.6 Ecology information that must have regard to the step wise approach set out in Planning Policy Wales edition 12 and net biodiversity enhancement.
(Cont....)**

The tree cover to the south along the reën will be unaffected by the development. All access for the new materials will be via the existing entrance.

All existing landscaping will be retained in the proposed development.

No additional planting is proposed under this scheme but may be incorporated under the SAB scheme.

Cycle storage is proposed for the site.

2.7 Landscaping information to include Green Infrastructure Statement.

A Green Infrastructure Statement has been included within the full application.

2.8 Fee based on floor area - erection of buildings (other than dwellings, agricultural buildings, glasshouses or plant and machinery).

The invalidation notice issued on 23 July states that the fee has not been paid. The fee was paid on 28th December 2023. This was due to a full application being submitted before the pre application.

RESPONSE TO REQUEST FOR INFORMATION (Cont....)

Transaction Reference Number : BX23122193552361

Status : Processed

Sub Status :

Creation Date : 21/12/2023

Creator Name : JACKIE THOMAS

Payment Amount, Date and Description

Payment Currency
GBP - Pound Sterling

Payment Amount
54,775.76

Value Date Execution Date
28/12/2023 22/12/2023

Head Room (As of 28/12/2023)
597,481.47

Customer Reference
MORSPAN

Priority Payment
No

Confidential Payment
No

Intra-Company Indicator
No

Beneficiary Details Page 1 of 1

Running Total =GBP 54,775.76

S.No	Beneficiary Name	Beneficiary Sort Code	Beneficiary Account Number	Payment Details	Amount
5	NEWPORT CITY COUN	090720	05070406	PP12685263 1148	3,480.00

2.9 Design and Access Statement for major development only.

This has been provided within the full application.

2.10 Pre-Application Consultation report.

Now provided.

RESPONSE TO REQUEST FOR INFORMATION (Cont....)

It is noted that the pre application response comments on Flood Risk and the potential for the approval or refusal of the application based on a current flood risk assessment. The following should be considered-

- 1 The steel frame to the building was damaged to the extent that repair was not possible. The steel frame only was demolished and reconstructed. The foundations were unaffected by the fire with only superficial damage to the slab. There was no requirement to remove or alter the slab. As such the insurance claim would only consider the repairs to the slab and the replacement of the steel frame. No contribution to a new slab was considered. The slab is piled with the current slab having the capacity to support the existing dead loads and the required imposed loads. An increase in the slab levels could not be considered without the removal of the existing slab, new piles and a higher-level slab. It is therefore our opinion that the existing slab level should be retained.

- 2 It is recognised that developments must not increase the risk of flooding within the application site or elsewhere. In this instance it is noted that the application site is located within Flood Zone C1 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Within previous applications at the site and in the direct proximity, Natural Resources Wales (NRW) has stated that due to the small scale of the proposed development the flood risk was considered to be acceptable. TAN15 seeks to direct new development away from Zone C but acknowledges that some development within existing built-up areas in Zone C can be permitted where it can be justified. We believe the development should be considered to be justified in accordance with TAN15 as the existing building is again previously developed land and a replication of the facility that already has approval. It is also considered that the proposed use would be identical with previous use at the site in the number of people at risk of flooding compared to the potential fall-back and lawful uses of the site.

RESPONSE TO REQUEST FOR INFORMATION (Cont....)

- 3 The proposed development would not result in any additional impermeable hardstanding and the B2 use would be regarded as being a “less vulnerable” land use. As the past uses of the site have been industrial, the flood risk would be no more harmful for this change of use. It is considered that the site and any planning approval may be subject to SAB approval. It should be noted that the use class has not changed from the use class prior to the fire damage.

Response to officer assessment.

- The use class of the site has not changed from the existing use class.
- The scale and design of the unit is identical to the size and location prior to the fire damage.
- The site has been improved with the addition of electric vehicle charging and cycle storage.
- Comment on Flood Risk has been made in the previous section of this report.
- The foundations to the site were not altered and it is therefore considered that there is no impact on the archaeological sensitivity of the area.
- As no new groundworks or foundations were constructed, no excavations were undertaken. No contaminated land will therefore be encountered under this scheme.
- All drainage systems remain as the previous use with no new connections required and no increase in stormwater or foul discharge from the site.

Appendix 1.0

Newport City Council Response to Pre Application

Ask for/Gofynnwch Vicky Quinn
am

Our Ref/Ein Cyf PRELET/ PS/24/0022
Your Ref/Eich Cyf
Tel/Ffôn 01633 656656
Direct Dial/Rhif 01633 210107
DX 99463 Newport (Gwent) 3
E-Mail/E-Bost planning@newport.gov.uk



S Morgan
Steve Morgan Associates Ltd
9 Clytha Park Road
Newport
NP20 4PB

10th April 2024

Dear Steve,

PROPOSAL:	PRE-APPLICATION PLANNING ENQUIRY FOR DEMOLITION OF FIRE DAMAGED INDUSTRIAL UNIT AND REPLACEMENT WITH NEW BUILDING
SITE:	Unit 3A To 3B Nash Mead Newport South Wales NP19 4SU
APPLICATION TYPE:	Pre-app Stat Enquiry

I refer to your recent request for pre-application advice in respect of the above. In formulating this response I have had regard to comments obtained from the parties listed below:

- HEAD OF INFRASTRUCTURE (HIGHWAYS): In principle, the replacement of lawful development on a like for like basis would not raise objection. It is however apparent that there are issues with HGVs operating here and the applicant should refer to current policies requiring car, cycle and service provision. We are unable to comment in detail without further information.

-HEAD OF ENVIRONMENT AND PUBLIC PROTECTION (ECOLOGY OFFICER): I would not normally ask for a bat survey for the demolition of this building, but in terms of wider ecological impacts I would have to see whether the new footprint would impact the adjacent vegetation, trees and water feature. Any new development should seek to deliver net benefit for biodiversity, but the opportunities for this will become apparent with the plans for any future development.

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-HEAD OF ENVIRONMENT AND PUBLIC PROTECTION (LANDSCAPE OFFICER):

There is no information with the application other than a proposal for a steel portal building, it is not clear this is a replacement building or whether the existing building footprint would be extended etc.

The proposal should meet the requirements of GP5 General Development Principles – Natural Environment :

v there would be no unacceptable impact on landscape quality

vi the proposal includes an **appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.

vii the proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value Development proposals should include ecological conservation and enhancements in line with the Environment (Wales) Act 2016 providing a net benefit for biodiversity (also referred to in PPW12 2024).

Conserving and enhancing the planted buffer along the reen to the south boundary will be a landscape priority and may require protection plan during construction phase.

I would advise at full planning the following may be required:

1. Tree cover to the south along the reen should be protected from proposals and during construction. A tree survey to BS5837 may be required.

2. Provision of a soft landscape plan to meet LDP Policy GP5 showing:

- existing trees, reen, other vegetation within the land ownership, any constraints to tree planting
- detailing of plant species, size, density, location; outline specification for ground preparation and planting
- 5 year maintenance schedule to enable plant establishment

-HEAD OF INFRASTRUCTURE (ACTIVE TRAVEL OFFICER): After reviewing all the submitted documentation, I can find no evidence or mention of any proposed cycle storage facility. Until this is added, I cannot give support for this proposal.

-HEAD OF ENVIRONMENT AND PUBLIC PROTECTION (NOISE): I confirm I have no objections to the proposals; however the following conditions would likely be attached at full application stage:

Construction Environmental Management Plan

No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours
- Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus

Reason: To protect the amenities of occupiers of other premises in the vicinity

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be addressed should you choose to submit a formal application. Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice any formal decision of the Council in respect of any application, on which a more extensive consultation would be carried out which may raise additional issues. In addition, the depth of analysis provided corresponds with the scope of information made available to officers.

Relevant Site History

91/0641	ERECTION OF WAREHOUSE, ASSOCIATED CAR PARKING AND SECURITY FENCING	GRANTED WITH CONDITIONS
96/0004	ERECTION OF SERVICE ROOMS TO SUPPLY NEW DEVELOPMENT OF 2,000 SQ METRES (UNIT 3A & 3B)	GRANTED WITH CONDITIONS
01/0906	ERECTION OF 2.4M HIGH SECURITY FENCE AND GATES AND EXTERNAL ALTERATION TO MAIN BUILDING	GRANTED
06/0640	RETENTION OF PORTACABIN FOR A TEMPORARY PERIOD OF 3 YEARS	GRANTED WITH CONDITIONS

Site Constraints / Designations

Potentially contaminated land

Flood Risk C1/3

Archaeologically sensitive

Employment land

Caldicot/Wentlooge levels inland drainage

Major gas pipelines

Parking Zone 5

Relevant Policy Context and material considerations

Newport Local Development Plan, January 2015 to 2026 (Adopted January 2015):

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP3 Flood Risk ensures development is directed away from flood risk areas.

Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

Policy CE6 Archaeology states that proposals in areas known to have archaeological interest or potentially have archaeological interest will be required to undertake an archaeological impact assessment.

Policy EM3 Alternative Uses of Employment Land protects existing employment sites against development unless it can be demonstrated that the site has been marketed unsuccessfully for 12 months; there remains a sufficient range and choice of employment land to meet LDP requirements and local demand; there is no adverse impact on existing or allocated employment sites; and the proposal has no adverse impact on amenity or the environment.

Supplementary Planning Guidance

Wildlife and Development adopted August 2015

Archaeology and Archaeologically sensitive Areas August 2015

Officer Assessment

This enquiry is for the replacement of a fire damaged building with a new building at 3A to 3B Nash Mead. There is very little information submitted with the enquiry. No details of the proposed scale, siting or design have been provided and this significantly limits the advice that I am able to provide.

The site is allocated as employment land under the Newport Local Development Plan. Policy EM3 aims to preserve the use of such land and associated uses within use classes B1, B2 and B8. Re-use of vacant industrial sites is encouraged. Subject to the use of the building being for B1 or B8 there would be no objection in principle. If a B2 use is proposed it would need to be established that there would not be any adverse impact on the amenity of any occupants of residential properties in the vicinity or sensitive noise receptors. I note that Greenfield House is located approximately 180m to the west of the site and there would be potential for the amenities of the occupants of

this property to be affected by a general industrial operation. Noise assessments are likely to be required in support of a proposal for a B2 use at the site.

The scale and design of the building should be in keeping with neighbouring units and the units should not be sited any closer to the pond and trees/vegetation to the south of the site than the buildings that previously occupied the site. All existing landscaping and potential ecological features should be retained and supplemented. Notwithstanding that an application that intrudes on the adjacent existing landscaping is unlikely to be supported, ecological surveys would be required.

The Council's Highways officer advises that whilst no objection is offered in principle to the redevelopment of the site, the proposals must comply with the Council's Parking SPG with suitable space for HGV's. Full details of parking (operational and servicing) provision must be included with any future planning application. Details of proposed cycle storage and infrastructure for ultra low emission vehicles must also be provided. Whilst fallback can be a material planning consideration, in this case there appears to be no fallback as the current buildings are so damaged as to be beyond reasonable re-use or repair. Therefore, any proposals for new buildings on this site will be based entirely upon current planning policy and expectations.

The site is located within flood zone C1 or Zone 3 under the emerging TAN. A flood consequences assessment (FCA) should be prepared for the site in accordance with the advice contained within Technical Advice Note 15 (Flooding) and having regard to best available data and the Flood maps for Planning. This is a validation requirement. As well as assessing floor levels within the building it should be ascertained if evacuation routes are operational under all conditions and if not how long users of the site would be contained within the building before it was safe to leave.

The development should be flood free for its lifetime which in the case of industrial is 75 years. It must be demonstrated that tolerable conditions detailed in Table A1.15 of TAN15 (on maximum depth, rate of rise, speed of inundation and velocity of floodwaters) would be met. If flood risk cannot be adequately managed then this will weigh heavily against the proposal in the decision making process and permission may be refused. The FCA will be a key document in demonstrating the acceptability (or not) of the proposal in terms of flooding.

The proposals must include suitable landscaping details including a Green Infrastructure Statement in accordance with PPW12. Such statements "will describe how green infrastructure has been incorporated into the proposal." And "will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.21 PPW12) has been applied." Avoidance of harm to biodiversity and landscape features is a priority.

The site is located within an archaeologically sensitive area and mitigation may be required. The Council would consult Glamorgan Gwent Archaeological Trust at such time that a formal planning application is received and they would advise of the need for any mitigation. I would advise that you contact them prior to the submission of a formal application for more information. However, as the site is previously developed and disturbed, I would not consider this matter to be a significant impediment to future development on the existing footprint.

If lighting or fencing is proposed then I would advise that full details be provided as part of the application.

Due to historical uses in the site vicinity the land has potential to be contaminated and it is likely that a condition would be imposed on any planning permission requiring details of any unforeseen contamination to be reported to the Local Planning Authority and mitigation may be required. Dependent upon the type of groundworks required, further details may be sought on site conditions and any piling methodology for example.

Dŵr Cymru Welsh Water is a statutory consultee in the planning process and we would encourage all developers to engage with Welsh Water as early as possible in order to address any issues that may arise during the planning/construction process. Dŵr Cymru operates a pre-planning advisory service in order to assess the impact of the proposed development on drainage interests and a written response will be provided. This services operates for a fee and can be submitted via an online enquiry form at <http://www.dwrcymru.com/en/Developer-Services>. Further information can be obtained from the dedicated team of planning officers at Dŵr Cymru on 0800 917 2652.

In May 2018, Schedule 3 of the Flood & Water Management Act will be implemented. Schedule 3 will require sustainable drainage (SuDs) on all new developments serving 2 properties or more and local authorities are to become a Sustainable Drainage Approving Body (SAB).

Schedule 3 of the Act requires surface water drainage for new developments to comply with mandatory National Standards for SuDs. It also requires surface water drainage systems to be approved by the SAB before construction work with drainage implications may begin. Provided National Standards are met, the SAB would be required to adopt and maintain the approved SuDs that service more than one property.

Your proposals will need to be accompanied by information detailing the sustainable drainage system to serve the development.

Conclusion

Whilst there is no objection in principle to the redevelopment of the site for employment purposes I would have concerns with a B2 use and further information would be required in support of a formal planning application in order to enable officers to assess any potential impact in terms of neighbouring amenity. The demolition of the buildings can be sought separately via the prior approval process or can be included as part of the redevelopment proposals for the site and in a planning application.

No details have been provided with this enquiry relating to scale, siting or design of the buildings and an assessment of this would be undertaken as part of a planning application with full details to be provided.

future application must include full details of parking and servicing provision and it must be demonstrated that the proposals are acceptable in terms of flood risk.

The following information would be required as part of an application:

- Full application forms
- Site location plan, to scale with north arrow identifying the site
- Existing and proposed layout plan, floor plans and elevation drawings to recognised scale

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- Highways information to include cycle and waste storage and infrastructure for electric vehicles
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- Fee based on floor area - erection of buildings (other than dwellings, agricultural buildings, glasshouses or plant and machinery)
- Design and Access Statement for major development only

If the floor area to be created exceeds 1000 square metres then the proposals would constitute major development and a Pre Application Consultation report is required to accompany a planning application. This is pursuant to a statutory pre application consultation exercise managed by the applicant/agent.

While the Council will endeavour to keep pre-application enquiries confidential you should be aware that if for any reason any request for submitted information to remain confidential is subsequently found to be inadequate by the Information Commissioner, following any request under the Freedom of Information Act 2000, the Council will not be held responsible.

E-planning

We strongly encourage you to submit your applications to the planning department online via the 'Planning Portal' (www.planningportal.gov.uk). This will save money on printing costs and travelling/postage together with speed up the processing of your submission. You can attach drawings and supporting documents, including a professional quality site location plan; downloading the appropriate Ordnance Survey map and calculate the fees as part of submitting your application online.

Yours sincerely

Vicky Quinn

Vicky Quinn

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Steve Morgan Associates Limited