

From: environment.licencing@newport.gov.uk <environment.licencing@newport.gov.uk>
Sent: 14 November 2024 20:18
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Subject: Comments for Planning Application 24/0782

Comments summary

Dear Sir/Madam,
Planning Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 14/11/2024 8:18 PM from

Application Summary

Address: Land West Of 1 Kings Wall Drive Newport South Wales

Proposal: RESERVED MATTERS (CONDITION 01) FOR PROPOSED RETAIL STORE, NURSERY (D1) AND 3NO. COMMERCIAL UNITS AND ASSOCIATED WORKS IN LOCAL CENTRE AND PARTIAL DISCHARGE OF CONDITIONS 07 (LANDSCAPING), 08 (MATERIALS/FINISHES TO EXTERNAL SURFACES), 9 (MATERIALS/FINISHES FOR HARD LANDSCAPED AREAS), 10 (BOUNDARY TREATMENTS), 12 (PARKING), 15 (EMERGENCY ACCESS), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 17 (GREEN TRAVEL STRATEGY), 19 (NOISE ASSESSMENT), 22 (LIGHTING), 23 (ECOLOGICAL MANAGEMENT PLAN), 24 (SITE LEVELS), 27 (GROUND CONDITIONS), 28 (VERIFICATION REPORT), 32 (PILING WORKS), 33 (SURFACE WATER), 34 (FOUL AND SURFACE WATER DRAINAGE AND STORAGE) AND 39 (CARBON REDUCTION STRATEGY) RELATING TO OUTLINE PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION

Case Officer: Geraint Roberts

Customer Details

Name:

Email:

Address: 118 Bessemer Drive Glan Llyn NP19 4TP NEWPORT

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to voice my objection to this application.

Firstly, if we remember that the original plan was for a retail and services area in the heart of the Glan Llyn Community this was later moved to the edge of the estate to increase retail opportunities and make the site more attractive for potential retailers. This proposal effectively removes this area from its main purpose of serving the needs of the residents of Glan Llyn. This is clearly demonstrated by the fact the stores effectively turn their backs on the local community rather than seeking to integrate with it. It is clearly very far from the attractive double fronted mixed use space we were promised in the earlier proposals for this area.

Secondly there is clearly little understanding of the requirements for a nursery demonstrated by the architects in this case. It is usual for nurseries to be established in single storey buildings to avoid having stairs and the risk for serious injury that stairs represent to very young children. I can only imagine that a 2 storey building has been proposed owing to overdevelopment of the site by Lidl.

Thirdly, this appears to ignore how this part of the site integrates with the remainder of the site. If you remember we were promised a community centre and a doctor's surgery how these are going to be delivered in on the remainder of the area set aside for them is unclear in this application when the Masterplan showed that these would be integrated with the retail/cafe/amenity area. This represents a major desertion of Duty for the residents of Glan Llyn not to have an overriding mind and develop the area as a whole rather than having this piecemeal approach.

Fourthly, Glan Llyn has been designed to encourage active travel within the estate in line with the wishes in this direction of the Welsh Government. It is unclear from these plans how residents are to access the stores either by bicycle or on foot as the only access appears to be from Queensway and forces people to cross the car park.

Consideration should also be given to the location of the bike racks. At present these are shown in a rather isolated spot faraway from any natural footfall. It is widely expected that to provide "passive" security these should be re-located closer to a high footfall area to discourage theft and improve the likelihood that they will be used.

Fifthly, work will need to be done to further assess the impacts on traffic and parking in the area. The roads in the area were designed and configured for a very much smaller retail opportunity with a smaller parking requirement.

Finally, Glan Llyn is situated close to the supermarkets at the Newport Retail Park and the adjacent leisure park with an Aldi supermarket only a small distance further way on the SDR. What is needed on the estate is a rather smaller grocery operation that is better suited to serve the needs of the community.

I think we should remember that what we are embarked on at Glan Llyn is a creating a community not just a retail site. I believe the wrong approach has been taken to this site and the proposal should be rejected.

Kind regards