

Ein cyf/Our ref: CAS-266664-S6M7
Eich cyf/Your ref: 24/0782

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 07 November 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/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

LLEOLIAD/LOCATION: LAND WEST OF 1 KINGS WALL DRIVE NEWPORT SOUTH WALES

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 17 October 2024.

We have no comment to make on the proposed development as submitted and provide the following advice.

We understand that surface water is to be discharged to a number of reens and attenuation ponds/lakes on site. We also understand that a site wide surface water drainage scheme is proposed where surface water from the development is pumped into the Monks Ditch, a designated main river.

Future discharge to the receiving watercourse, Monks ditch, is secured under a site wide surface water drainage scheme permitted under reference 16/1295.

We also note that this phase of the site was considered in line with the original conceptual site model and validation requirements for controlled waters.

From our records, we have previously commented upon and advised the partial discharge of condition 28 for this phase under (15/1271) pending the installation of gas membranes and clean cover as the Phase (Local Centre) is built out. Therefore, we have no comment to make upon this application.

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](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Marshall

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3091

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.