

Pre-Application Consultation Report

Extension to Provide Additional Storage Space

Unit 10 Maesglas Retail Park, Port Road, Newport

April 2025

Valley Wholesale Carpets – Unit 10 Maesglas Retail Park, Newport

Project	Valley Wholesale Carpets Newport
Client	Valley Wholesale Carpets
Reference	2422
Project Team	Jon Imber
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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.
- 1.3 This report summarises both informal pre-application advice received from the local planning authority and the statutory pre-application consultation process.

2 Pre-Application Consultation with the Local Planning Authority

- 2.1 A request for pre-application advice on the proposals was submitted to the local planning authority in November 2024.
- 2.2 The response was broadly positive, with no objections raised in terms of the principle of development, its visual impact or its impact upon residential amenity. Clarification was requested on parking and servicing provision, which is incorporated within the revised Planning Statement. The Council's Tree Officer identified the trees on the bank to the rear of the site as being of particular importance, and requested a tree survey to demonstrate that the proposals would not compromise them. This has been carried out. The proposals involve the loss of a small group of trees on the site (identified as G3 in the survey). The applicant proposes to replace these with a line of 12 field maples and hawthorns planted at 3 to 4 metre intervals, which will compensate for the loss, screen the proposals from the north and deliver a gain in biodiversity.

3 Statutory Pre-Application Consultation

- 3.1 In accordance with Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, all major developments are required to be subject of formal preapplication consultation prior to the Planning Application being validated by the Local Planning Authority. This report summarises the public consultation undertaken by the applicant in accordance with these requirements.
- 3.2 This report is prepared in accordance with Part 1A Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the 1990 Act and responded to the consultation responses received. The responses to the consultation have been reviewed and summarised in this report, along with full responses from the applicant.
- 3.3 The consultation took place between 28th February and 31st March 2025, which exceeds the minimum 28 day period. Site notices (in English and Welsh) were displayed adjacent to the application site, notifications were sent to local residents, community consultees and specialist consultees, and a copy of the draft application was made available for public viewing, as set out in the regulations.
- 3.4 Copies of the site notices and notification letters are attached at Appendix 1, and copies of the consultation letters are attached at Appendix 2.
- 3.5 The notification letters were sent to the following properties:-
- 60-94 (evens) Monmouth Castle Drive, Newport, NP20 2QB
 - Unit 9 Maesglas Retail Park, Port Road, Newport, NP20 2NS
 - Unit 12 Maesglas Retail Park, Port Road, Newport, NP20 2NS

3.6 Consultations were sent to the following:-

- The Natural Resources Body for Wales
- Dŵr Cymru Welsh Water
- South Wales Fire & Rescue Service

3.7 The application was publicised online at www.jmiplanning.com/jmi-planning-maesglas. Comments were invited via email.

4 Responses to Statutory Pre-Application Consultation

4.1 Responses were received from The Natural Resources Body for Wales and Dŵr Cymru Welsh Water. No responses were received from the occupiers of neighbouring properties.

Consultee	Summary of Response	Applicant's Response
The Natural Resources Body for Wales	The proposed development site is located within 15 metres of Land at Newport Sidings historic landfill site. We understand piled foundations are proposed, therefore any risks to controlled waters will need to be established. The supplementary intrusive ground investigation works letter by Intégral Géotechnique (Wales) Limited (November 2024) refers to a Site Investigation Report Ref:	Report submitted as part of application

	14043/OTJ/22/SI (July 2022). You should provide this report, along with a Preliminary Risk Assessment, with any future planning application for this scheme. There is a surface water sewer line located immediately outside the site along Port Road. This discharges to Cefn Adda Reen, which is a tributary of River Ebbw, which is a tributary of the River Usk. Therefore, this surface water sewer line is hydrologically connected to the River Usk (Lower Usk) Site of Special Scientific Interest (SSSI), the River Usk Special Area of Conservation (SAC), the Gwent Levels - St Brides SSSI, the Severn Estuary SSSI, and the Severn Estuary European Marine Site. From the information provided, we consider the proposal may affect these designated and protected sites and have identified pollution as a potential impact pathway to features of the site. However, we consider the above pathway will not result in an adverse effect if the developer adheres to standard pollution prevention guidelines.	Noted. Development will be carried out in accordance with standard pollution prevention guidelines.
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	Advised further discussions regarding localised flood risk.	Water authority consulted (see below)
Dŵr Cymru Welsh Water	Advised on location of public sewers in the area. Site may be suitable for SuDS. No objections in terms of foul or surface drainage.	Noted. The proposed extension is remote from the public sewers and surface drainage is set out as part of the FRA.

5 Conclusions

- 5.1 The applicants have complied with the requirements of the Development Management Procedure (Wales) (Amendment) Order with respect to pre-application consultation.
- 5.2 The responses to the pre-application consultation required minor changes to the final submission which have been incorporated as summarised in Section 4 of this report.

Appendix 1 – Site Notice & Notification Letter

SCHEDULE 1

Article 4(4)

Pre-application notices

SCHEDULE 1B

Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a) UNIT 10 MAESGLAS RETAIL PARK, PORT ROAD, NEWPORT

I give notice that (b) VALLEY WHOLESALE CARPETS LTD

is intending to apply for planning permission to (c) EXTENSION TO PROVIDE ADDITIONAL STORAGE SPACE

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

https://jmiplanning.com/jmi-planning-maesglas
online at (d) and computer facilities are
available to view this information online at (e) NEWPORT CENTRAL LIBRARY
between the hours of (f) 09:00 - 17:30 TUE - FRI 09:00 - 16:00 SAT

(or)

You may view this information at (g) between the hours of (h)

Anyone who wishes to make representations about this proposed development must write to the
~~applicant~~ agent at (i) or (j) enquiries @ jmi planning.com

by (k) 31/03/2025

Signed: [Signature]

Date: 28/02/2025

ATODLEN 1

Erthygl 4(4)

Hysbysiadau cyn-ymgeisio

ATODLEN 1B

Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn (a) UNIT 10 MAESGLAS RETAIL PARK, PORT ROAD, NEWPORT

Rwyf yn hysbysu bod (b) VALLEY WHOLESALE CARPETS LTD

yn bwriadu gwneud cais am ganiatâd cynllunio i (c): EXTENSION TO PROVIDE ADDITIONAL STORAGE SPACE

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

https://jmiplanning.com/jmi-planning-maesglas
ar-lein yn (d) ac mae cyfleusterau
cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn (e) NEWPORT CENTRAL LIBRARY
rhwng yr oriau (f) 09:00 - 17:30 TUE - FRI, 09:00 - 16:00 SAT

(neu)

Gellwch weld yr wybodaeth hon yn (g) rhwng yr oriau (h)

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn (i) neu (j) enquiries@jmiplanning.com

erbyn (k) 31/03/2025

Llofnod: 8

Dyddiad: 28/02/2025

Appendix 2 – Letter to Consultees

SCHEDULE 1C

Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice : this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) UNIT 10 MAESGLAS RETAIL PARK, PORT ROAD, NEWPORT

I give notice that (b) VALLEY WHOLESALE CARPETS LTD

is intending to apply for planning permission to (c): EXTENSION TO PROVIDE ADDITIONAL STORAGE SPACE

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at (d) https://jmi-planning.com/jmi-planning-maesglas

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to (e) by (f).

enquiries@jmiplanning.com by 31/03/2025

Signed: [Signature]

Date: 28/02/2025

Insert:

- a) address or location of the proposed development
- b) applicant's name
- c) description of the proposed development
- d) address of website
- e) e-mail address of the applicant/agent
- f) date giving a period of 28 days, beginning with the date of service and publication

ATODLEN 1C

Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn (a) UNIT 10 MAESGLAS RETAIL PARK, PORT ROAD, NEWPORT

Rwyf yn hysbysu bod (b) VALLEY WHOLESALE CARPETS LTD

yn bwriadu gwneud cais am ganiatâd cynllunio i (c): EXTENSION TO PROVIDE ADDITIONAL STORAGE SPACE

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn (d) https://jmiplanning.com/jmi-planning-maesglas

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at (e) erbyn (f).

enquire @ jmi planning . com by 31/03/2025

Llofnod: ✓

Dyddiad: 28/02/2025

Mewnosoder:

- a) cyfeiriad neu leoliad y datblygiad arfaethedig
- b) enw'r ceisydd
- c) disgrifiad o'r datblygiad arfaethedig
- d) cyfeiriad y wefan
- e) cyfeiriad e-bost y ceisydd/asiant
- f) dyddiad sy'n darparu cyfnod o 28 diwrnod, sy'n dechrau gyda'r dyddiad cyflwyno a chyhoeddi