

Ein cyf/Our ref: CAS-271806-Y0B5
Eich cyf/Your ref: 24/1043

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 08 January 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 2 (FINISHED SLAB LEVELS), 4 (FOUNDATION DESIGN), 8 (RETAINING WALLS, PARAPET AND RAMP DETAILS), 9 (MEANS OF ENCLOSURE), 10 (GREEN ROOF DETAIL), 11 (ULEV SCHEME), 12 (MATERIALS), 13 (ECOLOGICAL ENHANCEMENT) AND 14 (DRAINAGE SCHEME) OF 22/1033 DEMOLITION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF 30NO. APARTMENTS ALONG WITH ASSOCIATED PARKING AND EXTERNAL AREAS (AMENDED PLANS RECEIVED)

LLEOLIAD/LOCATION: GWENT CAR SALES, CRAWFORD STREET, NEWPORT, NP19 7AY

Thank you for re-consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 08 January 2025.

We continue to have concerns with the application as submitted. We do not recommend your Authority discharges condition 4 for the following reasons.

Condition 4

Section 4 of the Piling Risk Assessment Report by Terra Firma (Wales) Limited (5th December 2024) details the recommendations and mitigation measures. It is suggested groundwater monitoring should be undertaken. We advise you seek further information from the applicant on the planned groundwater monitoring as follows:

- It is confirmed three shallow and three deep boreholes will be used. The locations of the boreholes are unclear. We advise borehole logs and plan of the proposed borehole locations be provided;
- Two rounds of sampling have been completed. We advise three rounds of sampling need to be completed to be statistically viable. We advise the baseline conditions, i.e. the sampling results, are provided in a table;
- The proposed sampling frequency is weekly. We advise confirmation is provided of how long the piling will take place;
- It is unclear whether post-piling completion sampling will be undertaken. We advise confirmation is provided post-piling completion sampling will be undertaken. We

advise three rounds of post-piling completion sampling be undertaken, with a minimum of fortnightly between sampling.

Condition 2

The submitted plans confirm the finished floor levels of the development shall be set no lower than 9.2m AOD for the car park, 9.3m AOD for the proposed apartment building, 7.92m AOD for the bin storage area, and the site access shall be ramped from 7.6m AOD to 9.2m AOD. Therefore, we have no objection to the discharge of condition 2.

We have no comments to make in relation to the discharge of conditions 9, 10, 11, 12, 13, and 14 of 22/1033.

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,

Sarah Lund

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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.