

From: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Sent: 19 March 2025 17:18:08 UTC+00:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Subject: RE: 25/0084 - Leeway House BESS

Hi Francesca
Hope you enjoyed your leave and don't feel like you need another holiday yet.

I am content to accept that and offer no objections to the proposals.

Regards
Kevin

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 19 March 2025 10:32
To: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Subject: FW: 25/0084 - Leeway House BESS

Hi Kevin,

I have not been through this as just returning from leave but please see below.

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
Godfrey Road
Newport NP20 4UR
Tel/Ffôn 01633 414711
francesca.sanders@newport.gov.uk

Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

When submitting documents by email that are large or those that may contain macros such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems.

Wrth gyflwyno dogfennau dros e-bost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y

ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor

From: Claire Alers-Hankey BSc MSc MRTPI <Claire.AlersHankey@gth.net>
Sent: 14 March 2025 15:45
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Subject: 25/0084 - Leeway House BESS

Dear Francesca

I note that the Highway Officer has requested additional information in relation to the above mentioned planning application, regarding the parking and turning spaces at Leeway House, to ensure that the proposed BESS does not displace the parking needs of the businesses on the estate.

The applicants have provided me with the following information, which I trust is helpful in clarifying the parking arrangements for the adjacent commercial units.

The site has a gated entrance which is accessed through the Telermate car park. This means that the site does not suffer from unauthorised parking, unlike the situation along the approach roads to the site.

The retained businesses within Units A, B, C, D & E are as follows:

- Units A & B – Braithwaite Engineers Ltd: Water tank manufacturer and storage use with 10 employees working on site
- Units C & D – Fagan & Whalley: Storage company with 2 employees on site
- Unit E – TSS Ltd: Tube and steel stockholder with 12 employees on site.
- Marks Garage: Vehicle maintenance with 2 employees on site.

The parking areas for the existing tenants in the buildings is outlined in blue on the attached plan and is sufficient to serve the needs of the businesses within these units.

The rear yard at the eastern end of the site did not originally form part of the industrial site, as is demonstrated from the attached aerial photography from 2009. The yard area was formed shortly after the 2009 aerial photo was taken. Therefore, the additional parking area was not deemed as necessary to serve the buildings when planning permission was originally granted.

The rear yard is currently occupied by two Tenancy at Will companies who use part of this space on a temporary, short-term basis for storage of lorries and scaffolding. The battery storage facility does not cover the whole of the rear yard and the applicants (who also occupy Units A & B on site) consider there is sufficient space to accommodate the current tenants on site along with the battery facility, as shown on the attached parking plan.

The rear yard is not used for parking by the existing business units on the estate, as those businesses already have sufficient parking space.

If the Highway Officer would like to visit site to see this with the occupiers of Units A & B, then please let me know and we can arrange this.

I trust this provides sufficient information to address the concern raised by the Highway Officer.
But if you require any additional clarification then please let me know.

Kind regards
Claire

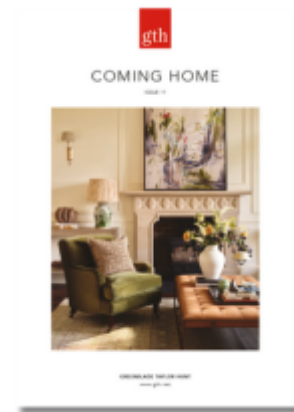
Claire Alers-Hankey BSc MSc MRTPI
Partner



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