

From: Morales, Concha (Recycling Project Manager)
<Concha.Morales@newport.gov.uk>
Sent: 17 September 2026 12:44:31 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0653
Attachments: WFSM056 Flats guidance for developers.pdf

Hi Francesca Sanders,

Having reviewed the proposed refuse storage details, we would like to provide the following comments.

There appears to be provision for 4 bin stores serving 5 flats, as these are individuals, we believe should be one per flat? clarification is required on how waste and recycling storage will be provided for all residential units.

We would expect each flat to be provided with a 120L wheeled bin alongside the appropriate recycling containers, in accordance with Newport City Council's waste collection arrangements. The submitted drawings appear to reference 40L containers, therefore clarification is required regarding the intended bin sizes. Detailed requirements are set out within the Council's Waste Storage and Collection Supplementary Planning Guidance attached.

It is unclear whether the overnight accommodation for the care provider is separate from the residential accommodation. If so, additional waste and recycling storage will be required for this element, as it would be subject to commercial/trade waste arrangements.

The applicant should clarify the presentation point for collections. Newport City Council collection crews will not enter the property boundary to retrieve bins. Residents will be required to present their bins and recycling containers at the agreed collection point on collection day. The proposed bin stores should therefore be considered storage locations between collections rather than collection points.

We also note that the parking space shown in front of the bin store has the potential to restrict access to the presentation area and should be considered as part of the final layout.

Subject to normal access requirements being met, collections can be undertaken from Morden Road.

Regards
Concha

-----Original Message-----

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 14 September 2026 09:26
To: Morales, Concha (Recycling Project Manager) <Concha.Morales@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0653

Hi concha,

This is a discharge of conditions application so they have provided details of a bin store, would it be possible to confirm if the size meets the relevant specification you have provided?

Thanks

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 831694 francesca.sanders@newport.gov.uk

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.

Please note I do not work Thursday afternoons.

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

-----Original Message-----

From: Morales, Concha (Recycling Project Manager) <concha.morales@newport.gov.uk>
Sent: 11 September 2026 12:22
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Cc: NCC - Planning <planning@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0653

Hello,

Thank you for asking for our comments

We would anticipate each flat to receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid by each property.

Regarding the overnight accommodation for care provider we anticipate that you will require trade waste and recycling services, and NCC Trade Waste would be happy to provide a quote ahead of opening.

Please note that from April 2024, the Workplace Recycling Regulations apply to all non domestic premises. You can find more information here:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.gov.wales%2Fworkplace-recycling&data=05%7C02%7CFrancesca.Sanders%40newport.gov.uk%7C8358dc7e7b754ec5d3dc08df14b1099d%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639252423246203989%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWU%3D&data=nsOPgSrjz%2FV5hFs2fuJNnhlp6R6FMBPD5LOclevg%2Bf4%3D&reserved=0>

From 6 April 2024, it became a legal requirement for all businesses, charities, and public sector organisations to sort their waste for recycling.

Please also note, from April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

If you need any further details or would like us to arrange a quotation, just let me know.

Regards,

Concha

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 25 August 2026 12:30

To: Morales, Concha (Recycling Project Manager) <concha.morales@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 26/0653

Dear Head Of Environment & Public Protection

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 26/0653

Address: 140 Caerleon Road Newport NP19 7GS

Proposal: PARTIAL DISCHARGE OF CONDITIONS 4 (MATERIALS), 5 (BIRD AND BAT BOXES), 8 (CYCLE STORE DETAILS) AND 9 (REFUSE STORE DETAILS) OF 24/0425 DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS (USE CLASS C3) FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER AND COMMUNAL AREA (BOTH USE CLASS C3)

submitted on 21 August 2026.

View details of 26/0653 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0653&data=05%7C02%7CFrancesca.Sanders%40newport.gov.uk%7C8358dc7e7b754ec5d3dc08df14b1099d%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639252423246244954%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMmIsIkF0IjoiTWVpbGlldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=K3pvbei%2F6vVmDzdGID70sJXFwmX3a%2FnO0LkNScmgdOA%3D&reserved=0>

Your sincerely
Development Management