



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-29878-G0Y5

Eich cyf/Your ref: CONEX/17/0141

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Maria Bishop
Newport City Council
Regeneration, Investment & Housing
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14 March 2017

Annwyl Ms Bishop/Dear Ms Bishop

PARTIAL DISCHARGE OF CONDITION 05 (DEMOLITION METHODOLOGY) FOR PLANNING PERMISSION 15/0803 FOR DEMOLITION AND REDEVELOPMENT OF THE SITE TO PROVIDE A MIXED USE DEVELOPMENT INCLUDING STUDENT ACCOMMODATION OF UP TO 601 NO. BEDROOMS, UP TO 142 NO. DWELLINGS (USE CLASS C3), A HOTEL INCORPORATING UP TO 84 NO. BEDROOMS (USE CLASS C1), UP TO 406M2 CONVENIENCE GOODS RETAIL FLOORSPACE (USE CLASS A1), UP TO 186M2 CAFE/RESTAURANT FLOORSPACE (USE CLASS A3), UP TO 464M2 OF HEALTH FACILITIES, INCLUDING A PHARMACY OF UP TO 75M2 (USE CLASS D1 AND A1), WITH ASSOCIATED INFRASTRUCTURE INCLUDING VEHICULAR ACCESS AND SERVICING AREAS, PARKING SPACE FOR CARS, CYCLES, MOTOR CYCLES AND MOBILITY SCOOTERS, FLOOD DEFENCE WORKS INCLUDING ALTERATION OF GROUND LEVELS AND LANDSCAPING AND PUBLIC REALM WORKS INCLUDING PEDESTRIAN AND CYCLE ROUTES AND CONNECTIONS (OUTLINE) AT FORMER SAINSBURY, SHAFTESBURY STREET, NEWPORT

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales about the above, which was received on 22 February 2017.

Condition 05 (Demolition Methodology)

Natural Resources Wales have no record of recommending condition 05 (Demolition Methodology) as listed in the above description. We note the reasoning listed on the decision notice for this condition.

We have reviewed the following document submitted in support of the application – Demolition Phase plan, Safe Systems of Work & Method Statement, ref: WVD 856, Issue no. 3, dated 15th Feb 2017, prepared by Wye Valley Demolition.

The above report recognises and notes the presence of the River Usk Special Area of

Conservation (SAC). The applicant should make sure that the proposed demolition works do not impact the special interest of the River Usk SAC.

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

For further advice on matters within our remit please visit our website at the following link www.naturalresourceswales.gov.uk. We provide guidance on environmental planning and regulatory issues, including topics on foul drainage, pollution prevention, waste management, biodiversity and protected species.

We trust our advice is clear. If you have any queries, please do not hesitate to get in touch.

Yn gywir/Yours faithfully

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