

Environmental
Impact
Assessment

Volume 2

Herbert Road,

Newport

July 2018

**Addendum to
Environmental Statement**



**LAND SOUTH OF GLAN USK PRIMARY SCHOOL, HERBERT ROAD
NEWPORT**

ADDENDUM TO ENVIRONMENTAL STATEMENT

**VOLUME 2
PREAMBLE**

PREAMBLE

Asbri Planning Ltd has been appointed by the applicant POBL Group to co-ordinate the Environmental Statement (ES) as part of the application for residential development on land at Herbert Road, Newport. The application is in full and was validated on the 12th April 2018 and was accompanied by an ES. The Planning Application reference number is 18/0293.

The document entitled 'Addendum to the Environmental Statement' (thereafter the Addendum) relates to the whole application site presenting additional information that was requested from internal consultees in respect of the planning application.

This addendum does not replace the submitted ES but is intended to be read alongside that document in order to deal with the specific points highlighted by consultees. In some instances where there are fundamental changes to the chapter they have been replaced.

Since the submission of the application and original ES the proposals have been revised to include:

- An amended layout to address the comments received from the Council's Planning and Highways Officers
- The amended layout includes a reduction of unit number from 206 to 195 dwellings
- Amendments to the highway layout and additional plans in relation to vehicle tracking
- Amendments to the landscaping scheme to reflect the new layout
- Amended drainage plan to reflect new works to achieve the same drainage solution.

The chapters of the ES are detailed in the table below which also includes a summary of changes if any, within the relevant chapter:

CHAPTER	TOPIC	REVISIONS
Chapter 1	Introduction	Project Description updated
Chapter 2	The EIA Process	No Change
Chapter 3	Cumulative Impact	No Change
Chapter 4	Site Context	No Change
Chapter 5	Project Description	Project Description Updated
Chapter 6	Planning Policy Context	No Change
Chapter 7	Landscape/ Townscape and Visual Impact Assessment	No Change
Chapter 8	Ecology and Nature Conservation	No Change
Chapter 9	Ground Conditions	No Change
Chapter 10	Flood Risk	No Change

Chapter 11	Drainage	Revised plan provided in new Appendix 11.1a
Chapter 12	Traffic, Transport and Movement	No Change
Chapter 13	Noise and Vibration	No change
Chapter 14	Air Quality	No change
Chapter 15	Socio Economic Context	No change
Chapter 16	Summary and Conclusions	Project Description Updated

This addendum will follow the structure of the original ES including the same chapter names and numbering and where the chapter content remains unchanged a note will be included to confirm that this is the case.

A review of the Town and Country Planning (Environmental Impact Assessment)(Wales) Regulations 2016, article 17 has confirmed that publicity by an applicant is only required where an application for planning permission has been submitted without an Environmental Statement. This does not apply in this instance as the application to which this Addendum relates was accompanied by an Environmental Statement. As such all publicity requirements rest with Newport's Local Planning Authority.

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ADDENDUM TO ENVIRONMENTAL STATEMENT

**VOLUME 2
CHAPTER 1: INTRODUCTION**

1. INTRODUCTION

1.1 Following a review of Chapter 1: Introduction of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport it is considered that the chapter remains relevant with regard to this Addendum however the following paragraph has been updated and included as detailed below.

1.2 Paragraph 1.1.1 has been updated as follows:

This Environmental Statement has been prepared on behalf of the Pobl Group in support of a full planning application submitted to Newport City Council in respect of a proposed residential development and other associated works. The planning application description is as follows:

‘Construction of 195 residential units, internal road network, parking, landscaping and associated works.’

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**VOLUME 2
CHAPTER 2: EIA PROCESS**

2. EIA PROCESS

- 2.1 Following a review of Chapter 2: EIA Process of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum.

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**VOLUME 2
CHAPTER 3: CUMULATIVE IMPACT**

3. CUMULATIVE IMPACT

- 3.1 Following a review of Chapter 3: Cumulative Impact of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum.

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**VOLUME 2
CHAPTER 4: SITE CONTEXT**

4. SITE CONTEXT

- 4.1 Following a review of Chapter 4: Site Context of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum.

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**VOLUME 2
CHAPTER 5: PROJECT DESCRIPTION**

5. PROJECT DESCRIPTION

5.1 Following a review of Chapter 5: Project Description of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport it is considered that the chapter remains relevant with regard to this Addendum however the following paragraph has been updated and included as detailed below.

5.2 Paragraph 5.1 of the ES has been updated as follows:

The development comprises a full planning application for the construction of 195no. dwellings at land south of Glan Usk Primary School, Herbert Road, Newport. The description of development as present to Newport City Council as the Local Planning Authority (LPA) is as follows:

'Construction of 195 residential units, internal road network, parking, landscaping and associated works.'

The Quantum of Development

5.3 Paragraph 5.5 of the ES is amended as follows:

Full Planning permission is sought for 195no. dwellings and associated works including parking, new internal road network, landscaping and the completion of a riverside walkway which will connect to the Phase 1 works that are currently being implemented in accordance with planning consent 13/1279. The Phase 1 works includes 20 units in the form of apartments and associated infrastructure.

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**VOLUME 2
CHAPTER 6: PLANNING POLICY CONTEXT**

6. PLANNING POLICY CONTEXT

- 6.1 Following a review of Chapter 6: Planning Policy Context of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum..

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CHAPTER 7: LANDSCAPE/ TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

7. LANDSCAPE/ TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

- 7.1 Following a review of Chapter 7: Landscape/ Townscape and Visual Impact Assessment of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum. The layout has been amended to address comments from the Council's Planning and Highway's Officers. The amendments have resulted in a reduction of units from 206 to 195 units. As such the conclusions of the original ES Chapter and appendices are considered to remain relevant.

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**VOLUME 2
CHAPTER 8: ECOLOGY AND NATURE CONSERVATION**

8. ECOLOGY AND NATURE CONSERVATION

- 8.1 Following a review of Chapter 8: Ecology and Nature Conservation of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum. The layout has been amended to address comments from the Council's Planning and Highway's Officers. The amendments have resulted in a reduction of units from 206 to 195 units. As such the conclusions of the original ES Chapter and appendices are considered to remain relevant.

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**VOLUME 2
CHAPTER 9: GROUND CONDITIONS**

9. GROUND CONDITIONS

- 9.1 Following a review of Chapter 9: Ground Conditions of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum. The layout has been amended to address comments from the Council's Planning and Highway's Officers. The amendments have resulted in a reduction of units from 206 to 195 units. As such the conclusions of the original ES Chapter and appendices are considered to remain relevant.

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**VOLUME 2
CHAPTER 10: FLOOD RISK**

10. FLOOD RISK

- 10.1 Following a review of Chapter 10: Flood Risk of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum. The layout has been amended to address comments from the Council's Planning and Highway's Officers. The amendments have resulted in a reduction of units from 206 to 195 units. As such the conclusions of the original Flood Risk ES Chapter and appendices remain relevant.

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**VOLUME 2
CHAPTER 11: DRAINAGE**

11. DRAINAGE

11.1 Following a review of Chapter 11: Drainage of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport it is considered that the chapter, drainage strategy and other appendices remain relevant with regard to this Addendum however the following paragraph has been updated and included as detailed below.

11.2 Paragraph 11.79 has been updated as follows:

The proposed Site Drainage Plan is included herewith at Addendum Appendix 11.1a. The plan has been prepared by PHG and shows the proposed drainage for the development. This plan replaces Dwg 1176242-001 Rev B which is included in Appendix 11.1.

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**VOLUME 2
CHAPTER 12: TRAFFIC, TRANSPORT AND MOVEMENT**

12. TRAFFIC, TRANSPORT AND MOVEMENT

- 12.1 Following a review of Chapter 12: Traffic, Transport and Movement of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum. The layout has been amended to address comments from the Council's Planning and Highway's Officers. The amendments have resulted in a reduction of units from 206 to 195 units. As such the conclusions of the original Traffic, Transport and Movement ES Chapter and appendices remain relevant as the assessment has been modelled on the worst case scenario of 206 units.

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**VOLUME 2
CHAPTER 13: NOISE AND VIBRATION**

13. NOISE AND VIBRATION

- 13.1 Following a review of Chapter 13: Noise and Vibration of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum. The layout has been amended to address comments from the Council's Planning and Highway's Officers. The amendments have resulted in a reduction of units from 206 to 195 units. As such the conclusions of the original Noise and Vibration ES Chapter and appendices remain relevant as the noise assessment has been modelled on the worst case scenario of 206 units.

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**VOLUME 2
CHAPTER 14: AIR QUALITY**

14. AIR QUALITY

- 14.1 Following a review of Chapter 14: Air Quality of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum. The layout has been amended to address comments from the Council's Planning and Highway's Officers. The amendments have resulted in a reduction of units from 206 to 195 units. As such the conclusions of the original Air Quality ES Chapter and appendices remain relevant as the air quality assessment has been modelled on the worst case scenario of 206 units.

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CHAPTER 15: SOCIO ECONOMIC CONTEXT**

15. SOCIO ECONOMIC CONTEXT

- 15.1 Following a review of Chapter 15: Socio Economic Context of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport the chapter is unchanged in this Addendum.

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**VOLUME 2
CHAPTER 16: SUMMARY AND CONCLUSIONS**

16. SUMMARY AND CONCLUSIONS

16.1 Following a review of Chapter 16: Summary and Conclusions of the original ES submitted in support of the planning application for land south of Glan Usk Primary School, Herbert Road, Newport it is considered that the chapter's summary and conclusions remains relevant with regard to this Addendum however the following paragraph has been updated and included as detailed below.

16.2 Paragraph 16.1 has been updated as follows:

This Environmental Statement (ES) has been prepared on behalf of POBL in support of a full planning application submitted to Newport City Council in respect of a proposed residential development and other associated works. The planning application description is as follows:

'Construction of 195no. dwellings and associated works at land south of Glan Usk Primary School, Herbert Road'