

Natural Resources Wales

**Stephenson Street Flood Defence
Scheme**

Pre-Application Consultation Report

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 274850-00

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1 Introduction

1.1 Pre-Application Consultation Report

Ove Arup and Partners Limited (Arup) has been appointed by Natural Resources Wales (NRW) to prepare this Pre-application Consultation Report (PAC Report) in support of a major planning application for the Stephenson Street Flood Defence Scheme (FDS). The proposed development is described as follows:

Construction of the Stephenson Street Flood Defence Scheme, incorporating the construction of 6no. flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coast Path, a highway flood gate, a new 0.7km flood relief road, localised ground raising and culvert enhancements to reduce the chance of tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport.

The works described above will herein be referred to as ‘the proposed development’. Further description of the proposed development and justification for the FDS is outlined in Section 1.2 of this PAC Report and the Planning, Design and Access Statement (PDAS), submitted in support of this application.

The application has been submitted to Newport City Council (NCC) on 5 July 2021, herein referred to as the Local Planning Authority (LPA).

1.2 The Proposed Development

NRW has developed the Stephenson Street FDS to support the delivery of the Severn Estuary Shoreline Management and the Severn Estuary Flood Risk Management Strategy (SEFRMS) policy to ‘Hold the Line’. The existing Stephenson Street flood embankment upon the eastern bank of the River Usk comprises a variable crest height and is classified as a ‘failing asset’ due to localised subsidence and structural failings. Flood modelling has demonstrated that the existing defence is at risk of flooding during events with a 3.3% annual exceedance probability (AEP), resulting in the risk of localised breach. Without the required remedial and improvement works to existing flood defence infrastructure along the River Usk, assets are likely to fail, placing significant risks upon human health and residential/non-residential properties in Liswerry, Newport.

Assuming a breach were to occur today, some 192 residential dwellings and 620 non-residential dwellings in Spytty would have a greater than 0.5% AEP risk of tidal flooding. The predicted speed and depth of overtopping and inundation would be particularly hazardous, extending up to 2.5km inland from the River Usk. Sea level rise due to climate change increases the predicted risk significantly to 1,117 residential dwellings and 1,016 non-residential properties predicted by 2069.

Figure 1 below illustrates the geographical distribution of the proposed development and is supplemented by Section 2.1 of the PDAS. In summary the proposed development comprises the construction of:

- 6no. reinforced concrete flood walls;
- 3no. areas of localised ground raising north of Stephenson Street;
- Coronation Park flood bund refurbishment;
- Construction of a 0.7km flood relief road connecting East Bank Road and Corporation Road, with associated drainage, access points and minor modifications to East Bank Road and minor ground raising of Stephenson Street;
- Construction of a sheet pile flood wall and embankment accommodating enhancements to the Wales Coast Path (WCP);
- Installation of a flood gate to the Corporation Road railway overbridge;
- Non-return tidal flap valves and culvert enhancements to the railway embankment;
- Upgrade to the WCP; and,
- Public realm and landscape planting, including comprehensive mitigation planting at Coronation Park and enhancement planting throughout the scheme.

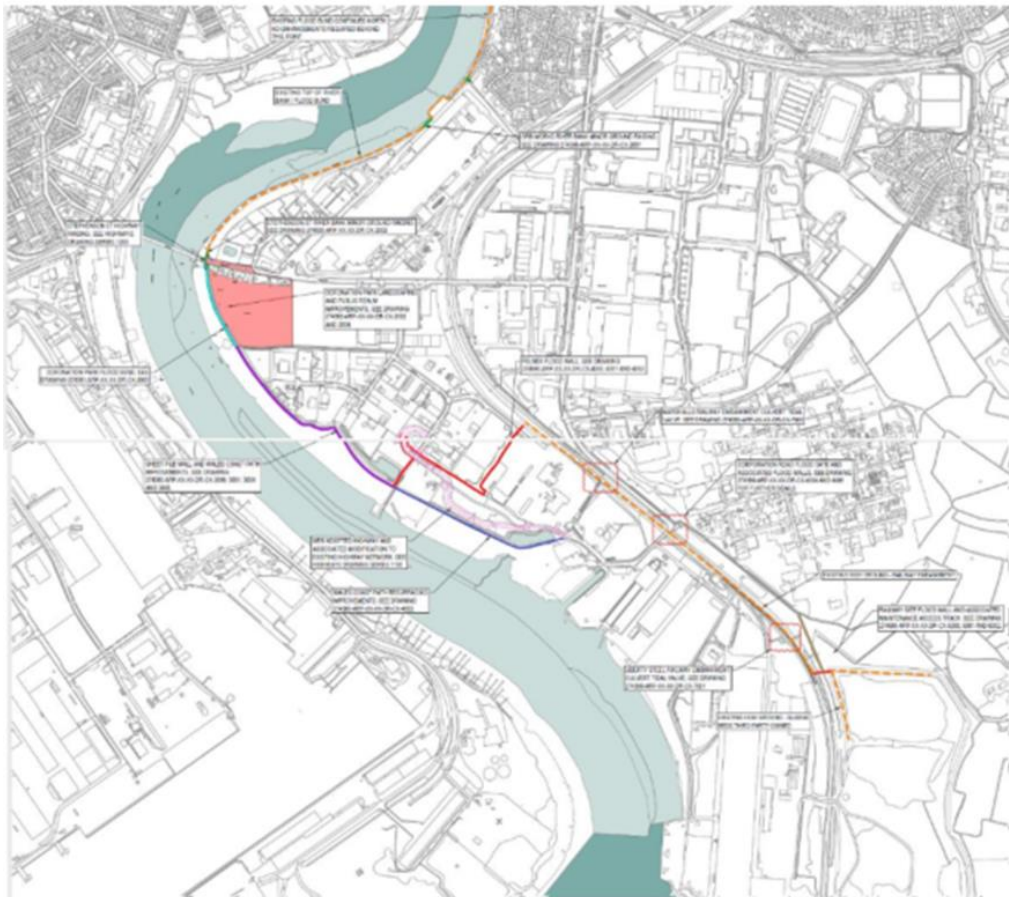


Figure 1 Extract of Site Overview Plan illustrating the linear nature of the scheme along the Eastern bank of the River Usk, flood relief road and railway embankment works.

1.3 Purpose of this Document

This PAC Report provides a summary of the statutory pre-application consultation activities undertaken by NRW, as well as providing context and overview of consultation activities undertaken prior to the formal PAC process. This report sets out a description of the activities undertaken to ensure that the consultation objectives and prescribed requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, herein referred to as (the DMPWO), have been met.

It also provides a summary of the comments made during the consultation process by both members of the public and specialist consultees and provides a response to each comment received during the statutory consultation period, outlining how they have been addressed in the final planning application.

2 Consultation Strategy

2.1 Approach to Consultation

The approach to consultation was based on best practice and national and local consultation guidance, in particular the Welsh Government's 'Planning Major Developments: Guidance on Pre-Application Consultation'¹ and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (the Amendment Order) which was made to enable the pre-application consultation process for major development to continue during the Pandemic up to 19 September 2020. Due to unforeseen and ongoing Covid-19 impacts, the Amendment Order was extended to 8 October 2021, as announced by Welsh Government on 17 December 2020.

Due to Covid-19 restrictions, it was not feasible to host face to face consultation events or direct consultees to public buildings, allowing them to inspect physical documents or the project website from a public facility. As such and in accordance with the Amendment Order, a telephone number and address were provided on site notices and pre-application consultation letters for consultees with limited computer access to request physical consultation materials. In accordance with the Amendment Order, the planning application for the Stephenson Street FDS has not been submitted within 14 days of the last request for physical consultation materials during PAC.

2.2 Pre-Application Consultation Legislation, Policy and Guidance

The approach to pre-application consultation has been informed by accepted good practice, as set out within legislation and national and local planning guidance. Relevant legislation and policy requirements are outlined below:

Legislation

As noted within the introduction, this proposed development is subject to the requirements of the DMPWO and as part of this the Applicant must accord with all statutory pre-application consultation requirements prior to the submission of an application for planning permission. In the context of the proposed development, the DMPWO and Amendment Order sets out that the Applicant must accord with the following requirements:

- Display a Schedule 1B Site Notice in at least on place on or adjacent to land to which the proposed application relates for a period no less than 28 days, prior to submission;

¹ <https://gov.wales/sites/default/files/publications/2018-09/pre-application-community-consultation.pdf>

- In the absence of publicly available physical consultation materials, provision of a telephone number, email and postal address to request physical copies (as stipulated under the Amendment Order);
- Notify owner or occupiers of any land adjoining the land to which the proposed application related using Schedule 1B notices, allowing 28 days for a response prior to submission;
- Notify community consultees using Schedule 1B notices, allowing 28 days for a response prior to submission;
- Make a draft planning application available online and hard copies at the request of interested parties, for 28 days prior to submission; and,
- Notify specialist consultees using Schedule 1C notices and provide a link to the draft planning application, allowing 28 days for a response prior to submission.

It is also a requirement set out within the DMPWO for the Applicant to provide appropriate evidence to demonstrate that they have complied with the requirements of the regulations and in doing so, how they have had regard to consultation responses received within the prescribed 28-day consultation process.

To demonstrate compliance with the regulations of the DMPWO and the Amendment Order, all major development proposals subject to statutory pre-application consultation must be accompanied by a PAC Report (this report) in order to be valid.

The PAC Report must contain the following:

- A copy of the site notice(s);
- A declaration that the site notices were displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days;
- A copy of the site notice given to owners and occupiers situated upon or adjacent to the site;
- A copy of all notices provided to Councillors, town and community councils and specialist consultees;
- A summary of all issues raised in response to the statutory publicity (i.e. site notices and letters to owners and occupiers). The Applicant must also confirm whether the issues raised have been addressed and if so, how; and,
- Copies of all responses received from specialist consultees and an explanation of how the issues raised have been addressed by the Applicant.

The way in which NRW has met the above legislative requirements through the pre-application consultation process has been described in Chapter 3 onwards of this PAC Report.

National Guidance

Article 1 of the DMPWO sets out the requirements for the pre-application consultation for major application in Wales. The accompanying Advice Notice for

Developers outlines that the requirement to undertake pre-application consultation applies to all planning application for ‘major development’ (full or outline) and applications for Development of National Significance (DNS).

Technical Advice Note (TAN) 12² on Design, provides guidance on pre-application public consultation. Paragraph 3.4 states that developers should pay specific regard to engaging with end users and stakeholders from the outset and during the entirety of the design process to ensure a sense of ownership which is important to the long-term success of the project.

The Welsh Government Pre-Application Guidance, as referred to above, sets out why effective engagement is important for developers, stating that engagement should increase the levels of transparency, develop relationships and shape the project by considering and responding to feedback. As a result, this should assist in overcoming planning issues and improve planning successes.

Local Guidance

NCC has not published specific guidance on community consultation. Due to the scale of the proposals and ‘major development’ status, NRW has acknowledged the need for public consultation in accordance with the national guidance. NRW has proactively engaged with local communities, stakeholders and landowners through regular meetings and forms of virtual public engagement. This has enabled stakeholders the opportunity to engage with NRW to influence the design, raise queries and provide feedback throughout the design and application process. Consultations undertaken by NRW to date are summarised in Chapter 4 of this report.

In addition to public engagement, NRW has also engaged in pre-application discussions with NCC, as the relevant LPA. The approach to the statutory pre-application consultation processes, including the location of site notices, coverage of landowners and consultation duration has been agreed with the LPA prior to the commencement of consultation.

² <https://gov.wales/sites/default/files/publications/2018-09/tan12-design.pdf>

3 Pre-Application Consultation

NRW has demonstrated proactive and ongoing consultation with specialist consultees, key stakeholders and the general public through physical and virtual engagement methods for the Stephenson Street FDS. Due to the proximity of the scheme to Stephenson Street, the WCP and residential and non-residential land uses, NRW recognises the high levels of stakeholder interest in the scheme. As such, NRW has engaged with the public since 2019, going above and beyond the statutory requirements for schemes designated as a ‘major development’.

3.1 Consultees

In accordance with the DMPWO and its supporting guidance, statutory pre-application consultation must include engagement with the following consultees:

- Landowners/occupiers located within and abutting the application site;
- Community consultees including; Electoral Ward Councillors and Community Councils for the area within which the proposed development would be located;
- Specialist consultees in the form of those organisations or bodies who should be consulted based upon the nature of the development, as set out by Schedule 4 of the DMPWO. In the case of the Stephenson Street FDS, this has included: The Coal Authority; NRW, Welsh Water, NCC Highways Authority, Glamorgan Gwent Archaeological Trust (GGAT), Sport Wales, Cadw/Welsh Government and Canal and Rivers Trust.

In addition to the statutory consultation requirements set out in the DMPWO, NRW has sought to consult with organisations and bodies with an interest relating to the scheme such as relevant NCC departments, The Ramblers, Historic Interest Groups and Wildlife Groups. Responses from specialist consultees are outlined in **Appendix E** of this report.

3.2 Identifying Consultees

A key process in the pre-application consultation was to identify persons with an interest in land (PILs) and other relevant stakeholders which were consulted, as per the requirements of the DMPWO. In addition, diligent enquiries were undertaken to identify the relevant specialist consultees using the Welsh Governments compliance checklist contained in Annex 1 of the ‘Pre-application Community Consultation: best Practice Guidance for Developers’.³

Methods adopted by NRW in identifying the relevant consultees included:

- NRW undertook Land Registry enquiries and title register purchases to identify relevant named landowners/occupiers since 2018;

³ <https://gov.wales/sites/default/files/publications/2018-09/pre-application-community-consultation.pdf>

- GIS mapping to identify relevant landowners not covered by Land Registry, including addresses for unidentified land owners/occupiers and unregistered land plots;
- Notice 2 has been erected on unregistered land for 21 days preceding the submission of this application to further identify unregistered landowners;
- Cross referencing the updated description of development with Schedule 4 of the DMPWO to identify specialist consultees; and
- Review of local authority website data and Ordnance Survey elevation maps to identify community consultees.

Due to the linear nature of the proposed development along the River Usk and existing local road network, the number of landowners abutting the application site is extensive. To ensure a coherent PAC Report, a list of all consultees is outlined in **Appendix A** of this report.

4 Summary of Activities

This Chapter summaries the consultation activities carried out by NRW both prior to pre-application consultation and during the statutory pre-application consultation period.

It is considered that the activities detailed within this PAC Report are in accordance with the criteria of Part 2F of the DMPWO and accord with the requirements of the Amendment Order, going above and beyond the minimum requirements.

4.1 Consultation Activities Prior to Draft Planning Application

Initial Stakeholder Communication

NRW initiated consultation with key landowners and the public in early 2019, following EIA (Environmental Impact Assessment) Screening Requests made to NCC in January and July 2018. Engagement with key landowners such as Marshalls, Network Rail, Hansons, Cemex and Liberty GFG has been undertaken to understand the existing and proposed operational requirements of the Felnax Industrial Estate, the Hansons Conveyor and the Marshalls' compound to inform the design of flood defences and 0.7km highway. Stakeholder engagement has therefore enabled NRW to refine the development of the Stephenson Street FDS to safeguard the operations of existing land uses with stakeholder input.

Further consultation was undertaken with interested stakeholders relating to public health and community well-being, including; WCP Officers, Green and Safe Officers, South Wales Fire and Rescue, South Wales Police and Sport Wales.

A press release by NRW was published on 28 July 2020 outlining details of the proposed development and was supported by the formation of the Stephenson Street FDS webpage on the 'project' section of the NRW website. The webpage outlined the need for the proposed development including existing and anticipated flood risk to residential and commercial properties, elements of the proposed design and landscaping/access improvements to Coronation Park and the WCP. The Stephenson Street FDS webpage acted as the main method of communicating design and procedural updates with the public prior to the commencement of the pre-application consultation process. A designated phone number and project email address was created by NRW to encourage stakeholders to ask questions and engage with the project team from an early stage.

Non-statutory consultation was undertaken with the public from 7 September to 18 October 2020 through Citizen Space via the Stephenson Street FDS webpage. NRW sent in excess of 2,000 letters to neighbours within the vicinity of the scheme and those benefiting from reduced flood risk as a result of the scheme to gauge public perception of existing and anticipated flood risk and development proposals, inclusive of landscaping and WCP improvements.

Informal consultation questions included:

- How do you use Coronation Park and what do you value most about it?
- Are you a regular user of the Wales Coast Path in this area?
- What do you value most about this footpath?
- Do you support our proposals for landscaping and public space enhancements around Coronation Park and the Wales Coast Path?
- Please provide any feedback you have on these proposals - Feedback on landscaping
- Do you support our proposals for a new flood defence scheme in this area?

A link to the Stephenson Street FDS webpage is provided below for reference:

<https://ymgyngori.cyfoethnaturiol.cymru/communications-cyfathrebu/stephenson-street-flood-scheme/>

Pre-Application Citizen Space Survey

A Citizen Space online survey was undertaken via the Stephenson Street FDS project webpage from 7 September – 18 October 2020, receiving 40no. responses.

As outlined in Figure 2 below, 22.5% (9no. respondents) have previously been affected by flooding within the local area. Due to the limited occurrences of flooding upon the River Usk within the immediate area (two near miss events being recorded in 2014 and 2020, outlined in Section 1.2 of the PDAS), it is considered that the number of respondents affected by flooding is greater than anticipated.

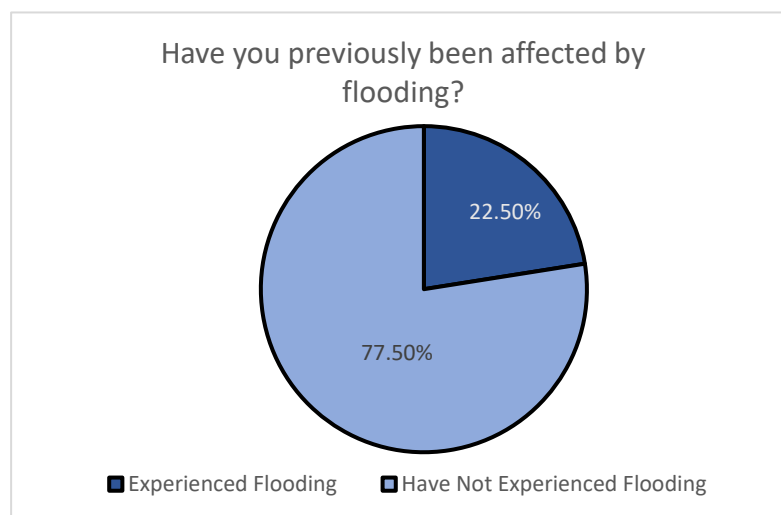


Figure 2 Citizen Space Survey Data Findings on Experience of Flooding.

NRW outlined key concept drawings on their Stephenson Street FDS webpage during the pre-application survey, providing the public with the opportunity to understand and comment on landscaping proposals designed for Coronation Park. Survey data indicated unanimous support for the landscaping proposals and enhancement to Coronation Park and the WCP.

Of the 40no. respondents to the pre-application survey, 82.5% (33no.) expressed concerns in regard to present and anticipated flood risks associated with the River Usk in the local area, specifically to residential and business properties. As such, support for the principle of flood defence infrastructure within the area was supported by 92.5% of respondents, as illustrated in Figure 3 below.

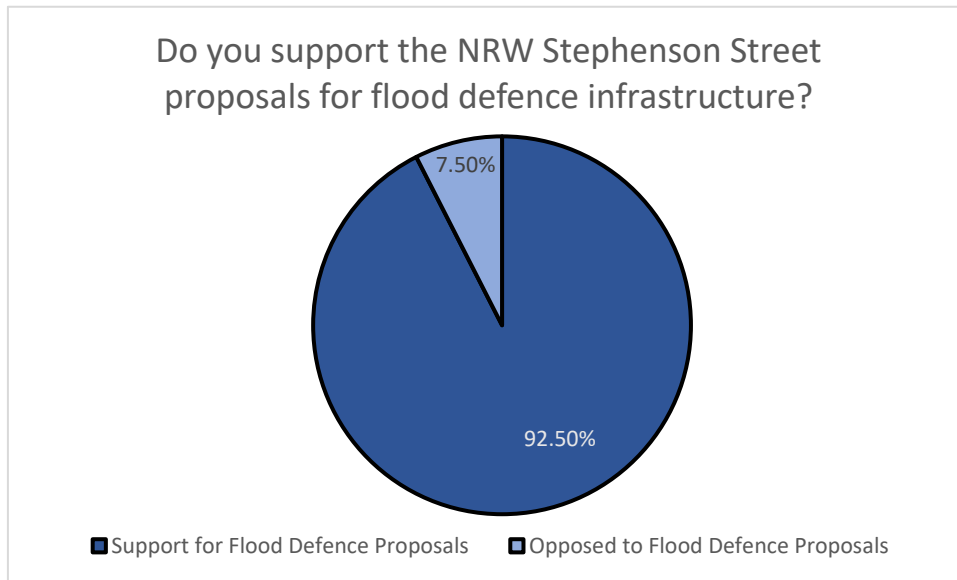


Figure 3 Citizen Space Survey Data Findings on Support for the Stephenson Street FDS.

4.2 Consultation and Covid-19 Restrictions

As outlined in Chapter 2.1 of this Report, the Welsh Government enacted the Amendment Order on 19 May 2020 and extended its provisions until 8 October 2021. The Amendment Order outlines that physical consultation events would not be feasible due to social distancing and the risk of transmission of Covid-19 associated with groups of people.

In line with the DMPWO and Amendment Order, NRW published a full draft of the planning application via the consultation website on 22 March 2021. The planning application was supported by accompanying documents for public observation with hard copies available upon request. Site notices and letters provided clear instructions on how to respond to consultation, including; phone numbers, email and postal addresses.

4.3 Statutory Pre-Application Consultation Activities

The remainder of this Chapter focusses on the activities carried out in relation to the statutory pre-application consultation which ran from Monday 22 March to Tuesday 20 April 2021.

Project Email

A dedicated project email address (Welsh and English), hosted by NRW, was set up for the pre-application consultation. The email inboxes were routinely


monitored by the project team and allowed stakeholders and the community to ask specific questions about the project and provide consultation feedback. All queries and consultation responses submitted to the project email address have been responded to, as outlined in Chapter 5 of this report.

Pre-Application Consultation Notices


Site notices were erected upon and adjacent to land abutting the application site to ensure visibility and awareness of the scheme. In addition, information boards containing QR (Quick Response) codes were affixed in 5no. locations around the perimeter of Coronation Park which provided direct access to the project website. The location of site notices was agreed prior to the pre-application consultation period with Mr Geraint Roberts (NCC Case Officer). Photographic evidence of the erection of site notices are provided in Table 1 and Figure 4 below. The site notices contained all information required by the DMPWO (including timescales for consultation, site location, nature of the proposals, the project website and a project telephone number for hard copies of materials, as outlined in the Amendment Order). Notices were erected on 18 March (in advance of consultation commencement) and remained on site for the duration of the consultation period, exceeding the 28-day minimum requirement. Notices were routinely checked to ensure they remained present on site and untampered with. In total 5no. information boards were erected adjacent to Coronation Park to provide context to the FDS project.

A copy of the Welsh and English notices can be found in **Appendix B**. Information regarding the specific locations at which the Site Notices and information boards were erected is included in Table 1 and outlined in Figure 5 below.

Table 1: Locations and photographic evidence of site notices.




Location	Grid Reference	Photo
Stephenson Street, adjacent to Transporter Bridge.	ST 31925 86170	

Location	Grid Reference	Photo
<p>Information Board located at Stephenson Street, northern entrance to Coronation Park.</p>	<p>ST 32020 86134</p>	
<p>Coronation Park, Newport City Dogs Home southern boundary fence.</p>	<p>ST 32001 85972</p>	
<p>Information board situated at Stephenson Street, Coronation Park pedestrian gate (northern entrance).</p>	<p>ST 32317 86121</p>	

Location	Grid Reference	Photo
Stephenson Street access to Wales Coast Path at southern Transporter Bridge Tower.	ST 31916 86157	
Lysaght Avenue pedestrian footpath adjacent to the River Usk.	ST 32630 86656	
Gated access from Orb Electrical Steels northern boundary onto Lysaght Avenue pedestrian footway.	ST 32616 86641	

Location	Grid Reference	Photo
<p>Information board situated at Stephenson Street, vehicle access gate to Coronation Park (north east boundary).</p>	<p>ST 32318 86106</p>	
<p>East Bank Road footway.</p>	<p>ST 2709 85668</p>	
<p>East Bank Road adjacent to industrial warehouse units, south of railway embankment.</p>	<p>ST 32712 85755</p>	

Location	Grid Reference	Photo
<p>East Bank Road, approximately 175m from River Usk, adjacent to Hanson Concrete compound.</p>	<p>ST 32469 85644</p>	
<p>Stepped access across Hanson Conveyor adjacent to compound and River Usk Dock.</p>	<p>ST 32414 85565</p>	
<p>Wales Coast Path adjacent to Marshalls industrial site to the south of the conveyor steps (above).</p>	<p>ST 32748 85414</p>	

Location	Grid Reference	Photo
<p>Information board situated on the Wales Coast Path, adjacent to Marshalls industrial site.</p>	<p>ST 32844 85423</p>	
<p>Wales Coast Path, adjacent to north eastern slope of railway embankment.</p>	<p>ST 3305 85380</p>	
<p>WCP entrance from Corporation Road, adjacent to railway overbridge.</p>	<p>ST 33177 85470</p>	

Location	Grid Reference	Photo
<p>Corporation Road, south of railway overbridge.</p>	<p>ST 33413 85446</p>	
<p>Information board situated on the WCP connection with Corporation Road footway, adjacent to industrial compounds.</p>	<p>ST 32890 85434</p>	
<p>Corporation Road footway adjacent to Cemex Concrete compound.</p>	<p>ST 33020 85361</p>	

Location	Grid Reference	Photo
Corporation Road, south of railway overbridge.	ST 33117 85424	
Corporation Road footpath.	ST 32928 85411	
Entrance road to Nash Wastewater Treatment Works (WwTW).	ST 33368 83624	



Figure 4 Photo evidence of site notices affixed on 18 March 2021.

Figure 5 illustrates the exact locations in with site notices and information boards were affixed. For reference, red location dots demarcate statutory site notices, while blue location dots demarcate information boards.



4.4 Pre-Application Consultation Letters

Bilingual pre-application consultation letters were sent on Friday 19 March 2021 via first class post to ensure arrival with their intended recipients on Monday 22 March 2021. Letters were issued to landowners, adjoining landowners, occupiers, community and specialist consultees identified as a Statutory Consultee. Each letter arrived at the intended address on 22 March 2021 which signified the commencement of consultation.

Pre-application consultation letters provided a brief introduction to the proposed development and invited all recipients to participate in the consultation process. Each letter outlined the information set out in the DMPWO and the Amendment Order to ensure that participants could adequately participate and seek hard copies of documents, if required. Letters clearly set out the statutory consultation period and how to view the draft planning application. **Appendix C** contains copies of all letters sent to specialist and community consultees and a letter sent to landowners/occupiers.

Due to Covid-19 restrictions and work from home requirements, email copies of the pre-application consultation letter were also sent to community and specialist consultees and non-statutory consultees. Reminder emails were sent also to remind specialist consultees that the statutory consultation period was due to close, and their feedback was still sought.

4.5 Publication of the Draft Planning Application

An electronic draft of all planning documents was uploaded to the NRW Stephenson Street FDS consultation webpage on 22 March 2021 and was made available for public viewing in accordance with the DMPWO. This included the following:

- All information that would be required to be submitted as part of a formal planning application. This included all the relevant planning application forms, minus ownership certificates;
- All relevant plans associated with the proposed development including: Site Location Plan, Site Layout Plan, Application Plans for all defences and elements of development, Planting Plans, Sections and Elevation Plans (appropriately scaled and containing north arrows); and,
- PDAS, Environmental Constraints and Opportunities Record (ECOR), Arboriculture Impact Assessment (AIA), Planting Schedule, Flood Consequences Assessment (FCA), Water Framework Directive (WFD) Assessment, Landscape and Visual Appraisal (LVA) and Transport Statement.

Due to the Covid-19 restrictions and national lockdowns, there was no opportunity to display hard copies of application documents in the immediate locality of the proposed works or arrange a location to host computer facilities for those lacking access to a computer to view the proposals. In accordance with the Amendment Order, a telephone number was added to the pre-application letter and site notices for members of the public to request hard copies, if required.

A Schedule 1B notice was issued to owners and occupiers of land adjoining the application site. The letters welcomed recipients to provide comments during the 28-day consultation period, as outlined in the site notice and pre-application letter. A full list of all owners/occupiers can be found in **Appendix A**, and a copy of the letter sent can be found in **Appendix C**.

4.6 Consultation Feedback

Members of the public, specialist consultees and key stakeholders were able to feedback on the proposed development through a variety of channels during the statutory consultation period including phone, email, and postal submissions. In some instances, consultation responses were submitted directly to key NRW personnel due to confidential information contained in their response and the Applicant's ongoing engagement. Such responses were subsequently disseminated with the wider project team prior to the submission of the full application.

Full copies of consultation feedback received from members of the public and specialist consultees in response to formal pre-application consultation is provided in **Appendix D** and **Appendix E** respectively. Confidential information has been redacted wherever necessary.

4.7 Additional Consultation Activities

In addition to statutory pre-application consultation, an online presentation with a question and answer session was hosted by the Stephenson Street FDS Environmental Advisor on 15 April 2021 to the Newport Public Service Board Green and Safe Workshop. Invitees included: NCC, South Wales Fire and Rescue, RSPB, Gwent Wildlife Trust, Keep Wales Tidy, NHS Wales and Gwent Association of Voluntary Organisations (GAVO). The virtual presentation covered details relating to the detailed design, landscaping improvements and flood protection measures.

NRW utilised social media during the pre-application process to engage communities outside the immediate area and those who may be traditionally disengaged from such matters. Posts relating to the Stephenson Street FDS were published on the NRW Facebook and Twitter pages outlining the proposed development, consultation process and ways to engage. While public comments to posts have not been formally coded and analysed to support this PAC Report and full planning application, findings demonstrate anecdotal support for the principle of development and its associated benefits to Coronation Park and the WCP.

Further ongoing engagement with key landowners and specialist consultees has been undertaken to address matters raised in pre-application consultation responses, as outlined in Section 5.1 and 5.2 of this report and **Appendix D** and **Appendix E**.

5 Consultation Responses

This chapter provides a summary and analysis of all comments and representations received during the statutory pre-application consultation process. An explanation of how each response has been addressed has been provided also, to demonstrate how the Applicant has had regard for all submitted representations. This chapter is split between comments received from key stakeholders including members of the public/landowners, community consultees and comments received from specialist consultees.

5.1 Key Stakeholders

In response to pre-application consultation and publicity, five responses were received from members of the public and landowners. Redacted copies of each response are contained in **Appendix D**. No comments were received from community consultees including Ward Councillors and Members of the Senedd. NRW has reviewed and responded to all matters raised during pre-application consultation. An overview of the matters raised, and responses provided by the Applicant are outlined below:

Network Rail

Summary of Comments

Network Rail has no objection in principle to the proposals but due to the proposals being situated adjacent to Network Rail land and infrastructure, asset protection comments were provided. The Applicant should continue to engage with Asset Protection during the determination and construction phases, should the proposals be granted planning permission.

Further information is sought from Network Rail regarding the interaction between the proposed flood wall and the operational railway. In regard to the Marshall's culvert, this was subject to a structural examination where Amey utilised NRW's access to inspect two culverts. This culvert is currently propped and the examination re-highlighted concerns over the structures condition. With this in mind, Network Rail have indicated that they are planning to undertake a renewal. There are currently no concrete plans/timescales, but the Applicant should be aware of Network Rail's aspiration so that works from both parties can be considered in conjunction with each other.

In regard to the Liberty Steel culvert, this structure was inspected, however no report has been provided. It has been inaccessible for a number of years due to stagnant water/silt, so knowledge on its conditions is relatively limited.

Network Rail seek further clarity on how the proposed installation of chambers, flood valves and grills will allow for BAU inspection/maintenance for Network Rail in the future.

It is recommended that no trees are planted closer than 1.5 times their mature height to the boundary fence. The Applicant should adhere to Network Rails

advice guide on acceptable tree/plant species (provided in **Appendix D**). Any tree felling works where there is risk of trees or branches falling across boundary fences will require railway supervision.

Response

NRW will continue to proactively engage with Network Rail to gain the necessary approvals for the elements of the scheme impacting on Network Rail assets; including working collaboratively on a solution to the existing railway culverts as part of the Stephenson Street FDS.

Completion of surveys on Network Rail culvert assets at Marshalls and Liberty Steel were undertaken by Kaymac (Contractor) and full assessment reports of the findings have subsequently been provided to Network Rail. All findings, observations and recommendations have been provided to the consultee to inform future collaborative working.

Marshalls

Summary of Comments

Marshalls currently operates its Newport site from the Eastern Dry Dock on the River Usk, which constitutes a longstanding strategic site within the Marshalls portfolio. Marshalls' are seeking to further invest in the Newport site to it meets modern operational needs.

In relation to Marshalls' operational Newport site, several elements of the FDS are proposed which would have a direct impact on the existing and proposed operations, which include:

- A new flood wall along East Bank Road which would sever existing and proposed accesses into the site;
- Installation of a new flood gate for Corporation Road; and
- A new flood relief road connecting Corporation Road to East Bank Road, which would run through land within Marshalls' ownership.

NRW has worked proactively with Marshalls, principally to reduce adverse impacts of the proposed development whilst still delivering NRW's strategic objectives to reduce flood risk. The following issues have been noted by Marshalls:

- The proposed development would increase flood risk on the Marshalls' site;
- The proposals would provide no flood protection for the site in the future; and,
- The proposals would significantly impact both existing and planned operations through the construction of the flood wall along East Bank Road.

An alternative route has been provided (included in Appendix D).

While Marshalls support NRW's wider objective of reducing flood risk within the area, an objection has been submitted based on the following grounds:

- While the schemes objective highlight the aim to protect businesses, the flood defence scheme would provide no protection for the Marshalls' site;
- The proposed development would result in additional detriment to the Marshalls' site in regard to flood risk;
- The proposed flood wall along East Bank Road would impact on operations due to severance of existing and proposed accesses; and,
Marshalls have provided a further alternative for review.

Response

NRW has undertaken ongoing engagement with Marshalls since 2019 which has resulted in the preferred design option. This option has considered the current site operations, including access and logistical requirements which has resulted in the design progressing to the detailed design stage, as devised in collaboration with Marshalls.

As requested, alternative design options have been explored by the project team which would include the Marshalls site within the flood protection boundary which would result in an estimated cost increase of £2.34m and a programme delay of 18 months. The option expressed by Marshalls would require further assessments, consultation and a comprehensive design amendment. The Welsh Government approved programme and financing is secured for delivery of this scheme and commitments have been made for this financial year and beyond. As such, additional capital and abortive costs, programme implications to benefit businesses do not meet the Welsh Government flood risk management prerogative to protect residential properties.

NRW continue to fully engage with Marshalls in regard to the matters raised in the submitted objection. Due to the confidential nature of the negotiations and arrangements, it is considered that further comments should not sit within the public domain.

Landowners

Summary of Comment

Confirmation was sought on what 'ground raising' at Kingfisher Walk would comprise of and where this would be provided. Further details in regard to materials and extent of raised ground were requested.

Response

As illustrated in the drawing (attached in response), there are two areas of ground raising which tie into the jetty structure. The ground raising to the southern side of the jetty would be 34.5m in length and ties into the existing ground level. The works would maintain a maximum bank height of 9.35m AOD and would constitute a typical bank height of 0.4m. The proposed finish would be seeded topsoil to integrate into the existing character of the site.

The northern element of ground raising would extend 14.7m in length and provide a consistent ground height of 9.35m AOD. The existing timber fence would be reinstated along with seeded topsoil to maintain the existing character. Existing CCTV cameras would be retained on site.

Summary of Comment

In regard to the Stephenson Street/Liswerry Flood Scheme, it is apparent that opportunities exist to incorporate habitat creation for Shril Carder bees. NRW have endorsed and are a Steering Group Member of the Shril Carder Bee Conservation Strategy 2020-2030. The Gwent Levels and parts of Newport and south Cardiff support one of the only five remaining populations of Shril Carder Bee, the rarest and most threatened bumblebee species in England and Wales.

It is not apparent as to whether an assessment of the Shril Carder Bee was carried out within the Ecological Assessment. It may be advisable to incorporate surveys for Shril Carder Bees during July and August.

Response

No specific surveys for Shril Carder Bee have been undertaken to support the project, although their presence in the wider area was noted. The proposed enhancements include extensive wildflower planting to support Newport's BeeLine Cymru initiatives. It was envisaged that the wildflower planting would also benefit Shril Carder Bee. Specific surveys for Shril Carder Bee may be undertaken during the relevant summer months in 2021 and further consideration given to the planting specification to incorporate supporting plant species into the proposed seed mixes, where these are approved by NRW Specialists to avoid potential impacts on the Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) flora.

Summary of Comment

RSPB have sought ways in which they could achieve increased involvement in the scheme, including the use of stories, images and other resources.

Response

NRW has continued to engage with the RSPB in regard to the Stephenson Street FDS. The RSPB were represented at a further stakeholder engagement meeting/presentation, hosted by NRW on 14 April 2021. The Applicant intends to continue engagement with the RSPB throughout the determination process.

5.2 Specialist Consultees

In addition to feedback received from members of the public, in line with Schedule 4 of the DMPWO, specialist consultees were consulted on 22 March 2021. Reminder emails were sent to all specialist consultees where responses were outstanding. Responses have been received from eight consultees, including the following:

- Canal & Rivers Trust;
- The Coal Authority;
- GGAT;
- NRW;
- NCC Highways Authority;
- Sport Wales;

- Welsh Ministers (Cadw); and
- Welsh Water.

Canal & Rivers Trust

Summary of Comment

The proposed scheme does not meet the criteria in which requires consultation with the Canal & Rivers Trust, as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). As such, no comments or objections were raised to the scheme.

Response

It was considered that no response was required to the above comments.

The Coal Authority

Summary of Comment

The Coal Authority have reviewed the plans in support of this scheme and can confirm that as the site falls outside the defined coalfield area, the Coal Authority has no specific comments or observations to make on the Stephenson Street FDS.

Response

It was considered that no response was required to the above comments.

GGAT

Summary of Comment

GGAT have consulted the regional Historic Environment Record (HER) and note the submission of a desk-based assessment (DBA) by Archaeology Wales (Report No. 1788, dated April 2019). While the DBA outlines no known sites within the development area, the site is situated within an area of high archaeological potential. It is possible that remains, including paleoenvironmental deposits may be encountered during the required groundworks. The DBA proposed several mitigation measures, including an archaeological watching brief (AWB) during the ground intrusion works.

Such an approach is important and should a similar application be submitted, we would recommend a condition requiring the submission of a Written Scheme of Investigation (WSI) be attached to any consent.

Response

The Applicant acknowledges the need for a Written Scheme of Investigation and will continue to engage with GGAT during the determination of the application.

NRW

Summary of Comment

Natural Resources Wales has assessed the proposed development and raised significant concerns relating to nine key issues. Each of the key issues and the requirements for the Applicant are outlined below. NRW recommend that planning permission should be granted if each of the following concerns are addressed in the submitted full application:

- **Requirement 1:** Further information is required regarding additional mitigation measures of silt fencing busters or bales and further information on silt netting.
- **Requirement 2:** NRW advise the clarification is required as to which classifications are being used for information from Water Watch Wales.
- **Requirement 3:** NRW advise that a robust mitigation scheme to avoid permanent habitat fragmentation by the new flood defence structures for all protected species potentially present and affected should be devised.
- **Requirement 4:** Clarification is sought on how connectivity from the River Usk suitable for foraging habitat along the entire scheme is to be retained post-development. Clarification on otter passage proposals at the Hanson Conveyor site.
- **Requirement 5:** NRW advise that further information is provided on whether a water vole conservation license is likely to be required and the subsequent adopted measures which will be implemented to ensure their conservation.
- **Requirement 6:** NRW advise that an eDNA survey of waterbodies is undertaken and should a positive result be returned, further surveys to determine population size would be required.
- **Requirement 7:** NRW advise that information is supplied for all matters where impact on pathways is possible. If no pathway is present, then information to support this should be provided.
- **Requirement 8:** NRW have given reconsideration to whether Water Quality during the operational period with regard to the surface water drainage system for the new highway located within the Felnax and Marshalls Estate should be screened out. It is unclear whether the design and/or control mechanisms within this part of the project are compliant with the 'People over Wind' ruling and you may wish to consider this matter.
- **Requirement 9:** It is unclear if it is deemed that elements of infrastructure delivery including; access ramp, viewing platform, conveyor footbridge and surface water drainage outfall are capable of impacting upon the integrity of the SAC which should be addressed as part of the assessment.

Response

The Applicant has been in ongoing dialogue with NRW to address the matters raised within their PAC response. In regard to requirement one, details on silt

mitigation measures to support the GPP5 commitment includes silt fencing installation adjacent to any works within the vicinity (i.e. within 10m) of the River Usk, ordinary watercourses or a protected site. Further information on silt management measures has been integrated within the ECOR and Environmental Action Plan (EAP), with indicative sketches provided in Appendix D of the EAP. In regard to requirement two, cycle 1 classifications have been incorporated into the Water Framework Directive (WFD) Compliance Assessment.

Extensive surveys for otter along the Stephenson Street Embankment including monthly searches for holts, resting places, signs of presence and camera traps concluded likely absence of otter. No foraging or commuting otter are considered to use the habitats to the rear of the embankment.

Access to habitats to the rear of the embankment will be maintained at the Hanson's conveyor belt, should otter commence using these habitats in the future, by accessing around the masonry wall (c. 70m) to gain access to the pond and scrub habitats behind the flood defence. Furthermore, the detailed design removes the OBC (Outline Business Case) proposal to include sheet pile wall along the full southerly extent of the Stephenson Street embankment. This change maintains access to any otter that may wish to access the southerly habitats and the 'main' pond in this vicinity (Waterbody 4 - 274581-ARP-XX-XX-RP-EN-0010 Stephenson Embankment PEA). Reedbed planting of the attenuation pond and bioretention swales will provide additional connectivity following past vegetation clearance along this section.

Provision of otter access was considered at the south-west corner of Coronation Park through the fence into the scrub of the Felnax Estate. However, this was discounted due to the risk of dogs within Coronation Park escaping into the industrial estate through any new access provided. Similarly, to retain flood defence integrity, accesses through the sheet pile and masonry wall were also discounted. In regard to water voles, should such species be encountered during pre-construction surveys, a European Protected Species License application will be submitted to NRW, as stated within the ECOR and EAP.

In regard to requirement six, eDNA sampling and analysis for Great Crested Newts (GCN) was undertaken by a GCN licensed ecologist on 10 May 2021 on two further waterbodies: TN4 (274582-ARP-XX-XX-RP-EN-0011 North of Transporter Bridge PEA) and TN6 (274586-ARP-XX-XX-RP-EN-0015 Railway Wall Access PEA). Both waterbodies were sampled and provided negative results for great crested newt presence. Neither waterbody was suitable for full survey as both were too shallow for bottle trapping and did not maintain vegetation suitable for egg searches. Furthermore, TN4 did not demonstrate the potential of supporting newt populations and TN6 was covered with a layer of pondweed (*Lemna* spp.) that would have prohibited torch survey. At the time of submission, results were still pending. The Applicant will seek to provide the required results during the determination process of the full application and will remain in continued dialogue with NRW.

The Habitats Regulations Assessment (HRA) has been updated to reflect the concerns raised by NRW. In addition, annual saltmarsh monitoring for the surface water outfall, including pre- and post-construction baseline surveys in accordance with NVC standards, has been added to the submitted ECOR and EAP requirements. Further clarity on the need to minimise working areas during installation of the outfall has also been integrated into the EAP.

Potential bat roost features in trees TN8 and TN10 (Railway Wall Access) and tree TN14 (Nash Wall) were assessed in more detail on 10 May 2021, comprising thorough assessments including endoscope inspection where appropriate and possible. TN10 has been recorded as having moderate bat roost potential; further inspection / survey is required in the appropriate survey season (May to September). It is likely that this tree would experience disturbance during construction works. TN8 was a hazard beam and tear out in a crack willow that has since been lost to storm damage and TN14 was identified as the start of a woodpecker hole; both features have been reassessed as negligible to low bat roost potential. TN10 remains as a moderate potential bat roost with possible bat urine staining at the entrance to the hole. Several attempts were made to endoscope the hole, but efforts could not fully confirm likely presence / absence due to the height of the feature and its location over a waterbody. Tree climbing inspection and emergence survey may not be possible due to the target tree species and health and safety reasons.

The Applicant will continue to engage with NRW during the determination process of the full application and in the delivery of parallel consents.

NCC Highways Authority

Summary of Comment

Proposed Highway:

- Pedestrian crossing points have been identified, however, the tactile crossing are incorrect and will need to be provided in accordance with the Active Travel Wales Act;
- The proposed highway should be lit;
- The proposed development does not seek to provide a dedicated cycleway as cyclists would use the proposed carriageway. The suitability of this arrangement will be considered by the Active Travel Officer upon submission of the full application;
- Consideration towards double yellow lines will form part of any future section 38 submission. Suggestion raised that measures should be introduced to prevent HGV parking;
- The Applicant have correctly identified the road safety audit (Stage 1/2) which should be submitted as part of the full application;

- Swept Path analysis demonstrates that the route is navigable by HGVs, however, visibility splays must be submitted as part of the submitted application;
- Details in relation to retaining structures should be submitted with any application identify whether there would be any highway implications; and,
- Operation of the flood gate system will need to be agreed with the Highways Authority which has already been discussed.

Public Rights of Way (PRoW):

- Comments in regard to the PRoW will be provided by PRoW Officer upon submission of a full planning application.

Traffic Reassignment and Impact:

- It is noted from the PAC submission that the proposed route will be the sole route available during a flood event. It is also noted that the proposed development will be available at all times, which is acceptable subject to the approval of detailed design.

Construction Environmental Management Plan (CEMP):

- The CEMP must include the following details; dust suppression, contractor parking, contractor compound and how construction may affect access to existing properties and management during the construction process.

General Comments:

- Any works within the adopted highway will require a Section 111 agreement with the Highways Authority. Consideration towards adoption of the new route will require the submission of Section 38 application.

Response

Newport City Council Highways officer have made a series of comments on the planning application information provided. These comments highlight that further discussion and agreement will be needed with the Highway Authority prior to construction on a variety of issues. The works will progress through a Section 111 agreement for works within the highway and a Section 38 for works outside of the existing highway which will require adoption by Newport City Council. During the design process for these areas, the issues raised below should be dealt with prior to the works being given technical approval.

Sport Wales

Summary of Comment

Sport Wales was given advance notice of the plans in December 2021 and had no significant concerns as the existing sports pitches would not be affected. Clarity is sought whether the proposed pathways and landscaping south of the central pitch was used for training or other recreational activities.

Subject to confirmation of the existing use of the proposed landscaping area, Sport Wales have no objection to the proposed scheme and believe the development would enhance Coronation Park.

Response

Areas situated to the south of Newport City Dogs Home are not designated for recreational sports and have not been utilised for sporting activities by local sports clubs. While providing key enhancements to the character and setting of Coronation Park and the WCP, it is not considered that the development would impede surrounding formal recreational uses and would enhance the visitor experience. Support for the scheme is duly noted.

Welsh Ministers (Cadw)

Summary of Comment

An Archaeological DBA was produced by Archaeology Wales for the application and additional information in regard to heritage assets outlined in the Planning, Design and Access Statement. Submitted documents has assessed the impact on heritage assets within 3km of the application site and concluded that there would be no direct impact on them or their associated settings. Measures were also included to ensure that unidentified archaeological features revealed during the proposed works would be fully investigated and recorded.

Cadw agree with the conclusions of the assessments and that the proposed measures to deal with unknown archaeological features are appropriate.

Response

The Applicant notes the support raised for the scheme and the measures to safeguard heritage assets. No further comments are considered necessary at this time.

Welsh Water

Summary of Comment

The application site is crossed by a 675mm surface water sewer, a 230mm foul only sewer, a 300mm combined sewer, a 400mm combined sewer, a 180mm and 150mm watermain. No operational development including the raising or lowering of ground levels will be permitted within 3m of the centreline of the 230mm foul sewer, 300mm combined sewer and the 150mm/180mm watermain; 4m either side of the centreline of the 400mm combined sewer; and 7m either side of the centreline of the 675mm surface water sewer.

Some public sewers and lateral drains might not be recorded on Welsh Water Maps because they were originally privately owned and were transferred into public ownership by nature of the Water Industry Regulations 2011.

The proposals evidence that the Applicant does not intend to connect to a public sewer and therefore no further comments are provided in regard to sewerage.

The proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features.

The proposals evidence that no clean water connection is required and therefore Welsh Water have no objection to the proposed development in regard to water supply.

Response

Comments raised by Welsh Water are duly noted and the appointed contractor will be made aware of all Welsh Water apparatus and requirements for maintenance/inspection to ensure that statutory undertakings are not undermined as a result of the proposed development.

Note further investigation of utilities and engagement with all utility owners impacted by the scheme including Welsh Water is currently ongoing.

5.3 Summary

All consultation responses received from the public have been responded to during the consultation period to allow further dialogue with the project team. Where appropriate, specialist consultees have been communicated with to seek further guidance to inform the full submitted planning application, as evidenced in the case of NRW. It is considered that the Applicant has demonstrated due regard to each consultation response. All responses are provided in **Appendix D** and **Appendix E**.

NRW has undertaken ongoing engagement with consultees and key landowners during and beyond the PAC process. Minor scheme amendments such as kissing gates at the northern section of the WCP adjacent to Stephenson Street have been provided at the request of NCC to prevent vehicle access. Minor amendments to the CEMEX site have been provided to improve vehicle ingress/egress from the proposed flood relief road. NRW will continue to work with all statutory and non-statutory consultees during determination and construction phases.

6 Conclusion

This PAC Report has set out the methods adopted for the Stephenson Street FDS by NRW and presents a summary of the comments received during the pre-application consultation period.

The pre-application consultation methods adopted for the proposed development accord with the DMPWO and the Amendment Order, exceeding the minimum statutory requirements for publicity and consultation. All comments received for the scheme which can be addressed through the full planning application process have been taken account in the finalisation of the submitted application. The majority of consultation responses received from the public and specialist consultees raise no objections or significant concerns in relation to the necessary flood defence infrastructure in Liswerry, Newport.

NRW has undertaken extensive consultation and engagement activities prior to the pre-application process which have been outlined within this PAC Report. From the outset of this project, NRW has worked with key stakeholders including specialist consultees, landowners and community groups in the design and mitigation of the scheme.

In conclusion, it is considered that this PAC Report demonstrates that the requirements of the DMPWO and the Amendment Order have been fulfilled. NRW will continue to engage with the local community and stakeholders throughout the evolution of the Stephenson Street FDS through to completion.

By virtue of the information outlined in this PAC Report, the planning application should be considered valid and in accordance with the DMPWO.

Appendix A – Consultee List

Specialist Consultees
The Canal and Rivers Trust
The Coal Authority
Glamorgan Gwent Archaeological Trust – Mr Rob Dunning
Natural Resources Wales
Newport City Council Highways Authority – Ms Joanne Turner
Sports Wales – Mr Rhodri Edwards
Welsh Ministers
Welsh Water – Mr Owain George

Community Consultees
Mr John Griffiths – Member of the Senedd
Ms Jessica Morden – Member of Parliament
Nash Parish/Community Council Clerk
Cllr Ken Critchley – Liswerry Ward Councillor
Cllr Roger Jeavons – Liswerry Ward Councillor
Cllr Allan Morris – Liswerry Ward Councillor
Cllr John Richards – Liswerry Ward Councillor

Landowners/Occupiers
Ace Portable Accommodation, Castle Court, 6 Cathedral Road, Cardiff, CF11 9LI
The Occupier, Plot 6, East Bank Road, Newport, NP19 4PP
Air Produces (Br) Limited, Realest, Vanbrugh House, Grange Drive, Hedge End, SO30 2AF
Air Produces (Br) Limited, Hersham Place, Technology Park, Molesy Road, Walton on Thames, Surrey, KT12 4RZ
Alltrust Services Limited, Fountain House, Fountain Lane, St Mellons, Cardiff, CF3 0FB
The Occupier. Unit 11, East Bank Road, Felnex Industrial Estate, Newport, NP19 4PP
The Occupier, 1 East Bank Road, Felnex Industrial Estate, Newport, NP19 4PP
The Occupier, Plot 26 Stephenson Street, Felnex Industrial Estate, East Bank Road, Newport, NP19 4PP
Alltrust Sipp Limited, Fountain House, Fountain Lane, St Mellons, Cardiff, CF3 0FB
The Occupier, Plot 1A Esperanto Way, Newport, NP19 0RD
Olleco, Battlefield Road, Shrewsbury, Shropshire, SY1 4AH
Olleco, New Quay Road, Stephenson Street Industrial Estate, Newport, NP19 4PL
The Occupier, Units 8 & 9 New Quay Road, Stephenson Street Industrial Estate, Newport, NP19 4PL
Cemex UK Operations Limited, Cemex House, Evreux Way, Rugby, CV21 2DT

Landowners/Occupiers
Channock Pension Trustees Limited, The Old Mill, Park Road, Shepton Mallet, Somerset BA4 5BS
R.T.Keedwell Group, Commerce Way, Walrow Industrial Estate, Highbridge, Somerset, TA9 4AG
The Occupier, Unit 14 Broad Quay Road, Felnex Industrial Estate, Newport, NP19 4PN
Dwr Cymru Welsh Water, Legal Department, Pentwyn Road, Nelson, Treharris, CF46 6LY
Nash Waste Water Treatment Works, West Nash Road, Nash, Newport, NP18 2YH
Stephenson Street Sewerage Pumping Station, Esperanto Way, Newport, NP19 0RD
Slicker Recycling Limited, Millbourne, Wickambreaux, Canterbury, Kent, CT3 1RE
Forest Traffic Service Limited, Forest House, Broad Quay Road, Felnex Industrial Estate, Newport, NP19 4PN
G.D. Environmental Services C/O U H Y Hacker Young, Lanyon House, Mission Court, Newport, NP20 2DW
The Occupier, Unit 26 East Bank Road, Felnex Industrial Estate, Newport, NP19 2DW
The Occupier, 1 East Bank Road, Felnex Industrial Estate, Newport, NP19 4PP
The Occupier, Unit 11 East Bank Road, Felnex Industrial Estate, Newport, NP19 4PP
GFG Estates P10 Ltd, 1 st Floor Exchange House, 54/58 Athol Street, Newport, NP19 4PP
Bird Port Ltd, Eastern Dry Dock, Corporation Road, Newport, NP19 4RE
Burnt House Farm, West Nash Road, Nash, Newport
Glenside Commercials Limited, Unit 18 Greenway, Bedwas House Industrial Estate, Bedwas, Caerphilly, CF83 8DW
Orb Industrial Estate, Plot 1B, Stephenson Street, Newport, NP19 0RD
Hanson Quarry Products Limited, Hanson House, 14 Castle Hill, Maidenhead, SL6 4JJ
Hillcroft Langstone Limited, Cordes House, Factory Road, Newport, NP20 5FA
The Occupiers, Uit 10 New Quay Road, Felnex Industrial Estate, Newport NP19 4PL
KDK Metals Limited, 6 Gaulden Grove, Pontprennau, Cardiff, CF23 8SD
KDK Metals Limited, East Bank Road, Felnex Industrial Estate, Newport, NP19 4PP
KDK Metals Limited, New Street, Pontnewydd, Cwmbran, NP44 1EE
Lewis & Manley Engineering Limited, East Bank Road, Felnex Industrial Estate, Newport, NP19 4PP
Lewis & Manley Holding Limited, East Bank Road, Felnex Industrial Estate, Newport, NP19 4PP
Lewis & Manley Limited, Gaskell Street, Newport
The Occupier, unit 28 East Bank Road, Felnex Industrial Estate, Newport, NP19 4PP
Liberty Steel Newport Limited, Corporation Road, Newport, NP19 4XE
Liberty Steel Property Newport Limited, Corporation Road, Newport, NP19 4XE
Mir Steel Limited, Corporation Road, Newport, NP19 4XE
Marshalls Mono Limited, Landscape House, Premier Way, Lowfields Business Park, Elland, HX5 9HT

Landowners/Occupiers
Marshalls, Eastern Dry Dock, Corporation Road, Newport, NP19 4RE
Newport City Council, Estates Department, Civic Centre, Newport, NP20 4UR
Noel Fitzpatrick Limited, Langland Way, Reeves Land Industrial Estate, Newport, NP19 4PT
The Occupier, Plot 5, East Bank Road, Felnex Industrial Estate, Newport, NP19 4PN
R T Keedwell Holdings Limited, 3-5 College Street, Burnham on Sea, Somerset, TA8 1AR
The Occupier, Unit 14 Broad Quay Road, Felnex Industrial Estate, Newport, NP19 4PN
Residual Lands Limited, 23A Gold Tops, Newport, NP20 4UL
Simec Investments 51 Limited, 7 Hertford Street, London, W1J 7RH
Solutia UK Limited, Corporation Road, Newport, NP19 4XF
Sustrans Limited, National Cycle Network Centre, 2 Cathedral Square, College Green, Bristol. BS1 5DD
Tata Steel UK Limited, 30 Millbank, London, SQ1P 4WY
Orb Steel Works, Corporations Road, Newport, NP19 0RB
Tata Steel UK Limited C/O Property Department, P.O Box 101, Weldon Road, Corby, NN17 5UA
The Queens Most Excellent Majesty In Right of Her Crown Care Of The Crown Estate Commissioners, 1 St James's Market, London, SW1Y 4AH
Uskmouth Power Company Limited, West Nash Road, Newport, Gwent, NP18 2BZ
Westsavers Charitable Trust Limited, Unit 6 Esperanto Way, Newport, N19 0RD
The Occupiers, Unit 6 Orb Industrial Estate, Stephenson Street, Newport, NP19 0RD
Western Power Distribution, Avonbank, Feeder Road, Bristol, BS2 0TB
The Occupiers, 35 Chepstow Road, Newport, NP19 8BX
The Occupier, 6 Clos Y Mynydd, Morganstown, Cardiff, CF15 8FH
The Occupier, Unit 1 Excelsior Road, Excelsior Industrial Estate, Cardiff, CF14 3AT
Ceffn Henllan Farm, Llanhennock, Newport, NP19 1LT
San Reno Kingway, Tarnock, Axbridge, Somerset, BS26 2SE
The Occupier, Unit 14 Broad Quay Road, Felnex Industrial Estate, Newport, NP19 4PN
Cwmbologue Farm, Dulas, Longtown, Herefordshire, HR2 0HW
Kingsway Farm, Tarnock, Axbridge, Somerset, BS26 2SE
Newport City Dogs Home, Stephenson Street, Newport, NP19 0RB
Slicker Recycling Limited, 7 New Quay Road, Felnex Industrial Estate, Newport, NP19 4PL
Olleco, New Quay Road, Felnex Industrial Estate, Newport, NP19 4PL
Network Rail infrastructure Limited, St Patricks House, 17 Penarth Road, Cardiff, CF10 5ZA
Starburst UK Limited c/o Middleton Perry, Middleton Perry, Castle View, Cwm Drive, Dinas Powys, Vale of Glamorgan, CF64 4HL

Landowners/Occupiers
Taylor Wimpey PLC, Gare House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR
Newport Corinthians Football Club, Coronation Park, Stephenson Street, Newport, NP19 0RB
Motorhub Wales Car & Van Sales, Esperanto Way, Newport, NP19 0RD
Gemini Accident Repair Newport, Esperanto Way, Newport, NP19 0RD
Ady Porto Garage, 4A New Quay Road, Felnex Industrial Estate, Newport, SP19 4PL
Shine Food Machinery Ltd, New Quay Road, Newport, NP19 4PL
Rodericks, 4A New Quay Road, Felnex Industrial Estate, Newport, NP19 4PL
Donald Ward Ltd, Eastern Dry Dock, Corporation Road, Newport, NP19 4RE
Junk4Joy, 19 East Bank Road, Newport, NP19 4PP
GD Environmental, 19 East Bank Road, Newport, NP19 4PP
Gensol, Unit 1-2 Felnex Industrial Estate, Newport, NP19 4PP
Flo Gas PLC, East Bank Road, Felnex Industrial Estate, Newport, NP19 4PP
Agri Energy, New Quay Road, Newport, NP19 4PP
LP Gas UK, Felnex Industrial Estate, Newport, NP19 4PL
MDM Services, 4A New Quay Road, Felnex Industrial Estate, Newport, NP19 4PL

Non-Statutory Consultees (Email Only)
Ms Tricia Cottnam – NRW Wales Coast Path
South Gwent Ramblers
Ms Elinor Meloy – RSPB
Mr Steve Preddy – Interested Member of the Public
Mr Tony Jackson – South Wales Fire and Rescue
Mr Anthony Chant – Newport City Homes
Ms Maxime White -Newport Norse
Mr Mike Lewis – Newport City Council
Ms Joanne Lewis – Newport City Council
Ms Joanne Gossage – Newport City Council
Mr Anthon Falaeev – Newport City Council
Ms Claire Edwards – Newport City Council
Mr Martin Coombes – Newport City Council
Mr John Williams – Newport City Council
Ms Jennie Judd – Newport City Council
Mr Luke Stacey – Newport City Council
Ms Sali Palmer – Newport City Council
Mr Geraint Roberts – Newport City Council

Non-Statutory Consultees (Email Only)
Mr Joseph Hotson – Newport City Council
Sustrans Cymru

Appendix B – Site Notices and Notices



Cyfoeth Naturiol Cymru Natural Resources Wales

Pre-application notices

Schedule 1B

Articles 2C & 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (Wales)
Order 2012**

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on the proposed Stephenson Street Flood Defence Scheme prior to the submission of planning application to the local planning authority ('LPA'). Any subsequent planning application will be publicised by the relevant LPA (Newport City Council); any comments provided in response to the notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

I give notice that Natural Resources Wales is intending to apply for planning permission to Newport City Council for the Stephenson Street Flood Defence Scheme:

"Construction of the Stephenson Street Flood Defence Scheme, incorporating the construction of 6no. flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coast Path, a highway flood gate, a new 0.7km flood relief road, localised ground raising and culvert enhancements to reduce the chance of tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport."

You may inspect copies of the following online at:

- The proposed application;
- The plans; and,
- Other supporting documents.

Anyone who wishes to make representations about this proposed development must write to the Applicant via email at:

stephensonstreet@naturalresources.wales

Or by post to: **Stephenson Street FDS, Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP**

If you do not have internet access or you have specific requirements which means you require hard copies of specific documents, please call the NRW Consultation Team on **0300 065 3000**.

All pre-application consultation (PAC) documents will be uploaded to the NRW Consultation website on Monday 22 March 2021. As such, consultation will run from **22 March 2021 to 20 April 2021**.





Cyfoeth Naturiol Cymru Natural Resources Wales

Hysbysiadau cyn ymgeisio

Atodlen 1B

Erthyglau 2C a 2D

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

HYSBYSIAD O GYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: trwy'r hysbysiad hwn rhoddir cyfle i rannu sylwadau â'r datblygwr, yn uniongyrchol, ynghylch datblygiad arfaethedig Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol. Caiff unrhyw gais am ganiatâd cynllunio dilynol ei gyhoeddi gan yr awdurdod cynllunio lleol perthnasol (Cyngor Dinas Casnewydd). Caiff unrhyw sylwadau a rennir mewn ymateb i'r hysbysiad hwn eu derbyn heb ragfarn mewn perthynas â'ch gallu i wneud sylwadau pellach i Gyngor Dinas Casnewydd ar y cais terfynol am ganiatâd cynllunio. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir yn y ffeil gyhoeddus.

Rwy'n eich hysbysu bod Cyfoeth Naturiol Cymru yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson:

“Gwaith adeiladu Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, yn ymgorffori adeiladu chwe mur llifogydd (o goncrit a stanciau llen), gwaith adfer argloddiau a llwybrau, gan gynnwys Llwybr Arfordir Cymru, gosod llifddor ar gyfer y briffordd, a ffordd liniaru llifogydd 0.7 cilometr o hyd, gwaith codi lefel y ddaear a gwelliannau i gwlferau i leihau'r risg o lifogydd llanwol o afon Wysg, a gwaith tirlunio ar hyd y ffordd ac ym Mharc Coronation, Casnewydd.”

Gallwch weld copïau o'r dogfennau canlynol ar-lein:

- Y cais arfaethedig
- Y cynlluniau
- Dogfennau ategol eraill

Dylai unrhyw un sydd am rannu sylwadau ynghylch y datblygiad arfaethedig hwn wneud hynny drwy ysgrifennu e-bost i'r ymgeisydd a'i anfon at:
stephensonstreet@cyfoethnaturiol.cymru

neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

Os nad oes gennych fynediad i'r rhyngrwyd neu os oes gennych anghenion penodol sy'n golygu bod angen copïau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghori CNC ar **0300 065 3000**.

Caiff pob dogfen ymgynghori cyn ymgeisio ei lanlwytho i wefan ymgynghori CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.





Cyfoeth Naturiol Cymru Natural Resources Wales

Pre-Application Notices

Schedule 1C

Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on the proposed Stephenson Street Flood Defence Scheme prior to the submission of planning application to the local planning authority ('LPA'). Any subsequent planning application will be publicised by the relevant LPA (Newport City Council); any comments provided in response to the notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

I give notice that Natural Resources Wales is intending to apply for planning permission to Newport City Council for the Stephenson Street Flood Defence Scheme:

“Construction of the Stephenson Street Flood Defence Scheme, incorporating the construction of 6no. flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coast Path, a highway flood gate, a new 0.7km flood relief road, localised ground raising and culvert enhancements to reduce the chance of tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport.”

You may inspect copies of the following online at:

- The proposed application;
- The plans; and,
- Other supporting documents.

Anyone who wishes to make representations about this proposed development must write to the Applicant via email at:

stephensonstreet@naturalresources.wales

Or by post to: **Stephenson Street FDS, Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP**

If you do not have internet access or you have specific requirements which means you require hard copies of specific documents, please call the NRW Consultation Team on **0300 065 3000**.

All pre-application consultation (PAC) documents will be uploaded to the NRW Consultation website on Monday 22 March 2021. As such, consultation will run from **22 March 2021 to 20 April 2021**.





Cyfoeth Naturiol Cymru Natural Resources Wales

Hysbysiadau cyn Ymgeisio

Atodlen 1C

Erthygl 2D

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) 2012**

**HYSBYSIAD O GYHOEDDUSRWYDD AC YMGYNGHORIAD CYN
GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGL 2D**

Diben yr hysbysiad hwn: trwy'r hysbysiad hwn rhoddir cyfle i rannu sylwadau â'r datblygwyr, yn uniongyrchol, ynghylch datblygiad arfaethedig Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol. Caiff unrhyw gais am ganiatâd cynllunio dilynol ei gyhoeddi gan yr awdurdod cynllunio lleol perthnasol (Cyngor Dinas Casnewydd). Caiff unrhyw sylwadau a rennir mewn ymateb i'r hysbysiad hwn eu derbyn heb ragfarn mewn perthynas â'ch gallu i wneud sylwadau pellach i Gyngor Dinas Casnewydd ar y cais terfynol am ganiatâd cynllunio. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir yn y ffeil gyhoeddus.

Rwy'n eich hysbysu bod Cyfoeth Naturiol Cymru yn bwriadu gwneud cais i Gyngor Dinas Casnewydd am ganiatâd cynllunio ar gyfer Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson:

“Gwaith adeiladu Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, yn ymgorffori adeiladu chwe mur llifogydd (o goncrit a stanciau llen), gwaith adfer argloddiau a llwybrau, gan gynnwys Llwybr Arfordir Cymru, gosod llifddor ar gyfer y briffordd, a ffordd liniaru llifogydd 0.7 cilometr o hyd, gwaith codi lefel y ddaear a gwelliannau i gwlferau i leihau'r risg o lifogydd llanwol o afon Wysg, a gwaith tirlunio ar hyd y ffordd ac ym Mharc Coronation, Casnewydd.”

Gallwch weld copïau o'r dogfennau canlynol ar-lein:

- Y cais arfaethedig
- Y cynlluniau
- Dogfennau ategol eraill

Bydd yn rhaid i unrhyw un sydd am rannu sylwadau ynghylch y datblygiad arfaethedig hwn wneud hynny drwy ysgrifennu e-bost i'r ymgeisydd a'i anfon i:
stephensonstreet@cyfoethnaturiol.cymru

Neu drwy'r post i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP**

Os nad oes gennych fynediad i'r rhyngrwyd neu os oes gennych anghenion penodol sy'n golygu bod angen copïau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghori CNC ar **0300 065 3000**.

Caiff pob dogfen o'r ymgynghoriad cyn gwneud cais ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

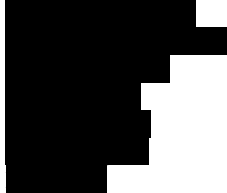


Appendix C – Pre-Application Consultation Letters

Your ref
Our ref
File ref

ARUP

Sir/Madam
Canal and Rivers Trust



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016
Notice under Article 2D of Publicity and Consultation Before Applying for
Planning Permission**

I am writing to advise you that our client, Natural Resources Wales (NRW), intends to submit a full application to Newport City Council (NCC). NRW seek to flood defence infrastructure and a 0.7 km flood relief road within the Liswerry district of Newport adjacent to the River Usk. The Stephenson Street Flood Defence Scheme (FDS) would comprise:

“Construction of the Stephenson Street Flood Defence Scheme, incorporating the construction of 6no. flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coast Path, a highway flood gate, a new 0.7km flood relief road, localised ground raising and culvert enhancements to reduce the chance of tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport.”

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, I enclose herewith notice of the publicity and consultation of the application before submitting an application pursuant to full planning permission.

The purpose of this letter and notice is to provide Specialist Consultees with the opportunity to comment directly to NRW on the proposed development of the Stephenson Street FDS prior to the submission of the planning application to NCC. Any comments provided in response to this notice will not prejudice your ability to make further representations to NCC on the final planning application. NRW will be responsible for authoring a pre-application consultation report

containing any representations submitted. Please note that any comments submitted may be placed within a publicly accessible file.

Anyone who wishes to make representations about this proposed development must write to the Applicant via email at:

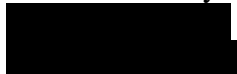
stephensonstreet@naturalresources.wales

or by post to **Stephenson Street FDS, Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP.**

If you do not have internet access or you have specific requirements which means you require hard copies of specific documents, please call the NRW Consultation Team on **0300 065 3000.**

All pre-application consultation (PAC) documents will be uploaded to the NRW Consultation website on Monday 22nd March 2021. As such, consultation will run from **22 March 2021 to 20 April 2021.**

Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Sir/Madam
Canal and Rivers Trust



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

www.arup.com

Date

Annwyl Sir/Madam

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2D yr adran Cyhoeddusrwydd ac Ymgynghoriad
cyn gwneud cais am Ganiatâd Cynllunio**

Ysgrifennaf atoch i'ch hysbysu bod ein cleient, Cyfoeth Naturiol Cymru (CNC), yn bwriadu cyflwyno cais llawn i Gyngor Dinas Casnewydd. Mae CNC am osod seilwaith amddiffyn rhag llifogydd, ac adeiladu ffordd liniaru llifogydd 0.7 cilometr o hyd o fewn ardal Llyswyry yng Nghasnewydd gerllaw afon Wysg. Byddai Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson yn cynnwys:

“Gwaith adeiladu Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, yn ymgorffori adeiladu chwe mur llifogydd (o goncrit a stanciau llen), gwaith adfer argloddiau a llwybrau, gan gynnwys Llwybr Arfordir Cymru, gosod llifddor ar gyfer y briffordd, a ffordd liniaru llifogydd 0.7 cilometr o hyd, gwaith codi lefel y ddaear a gwelliannau i gwlferau i leihau'r risg o lifogydd llanwol o afon Wysg, a gwaith tirlunio ar hyd y ffordd ac ym Mharc Coronation, Casnewydd.”

Yn unol â gofynion Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, ynghyd â'r llythyr hwn rwy'n amgáu hysbysiad o gam cyhoeddusrwydd ac ymgynghoriad y broses geisiadau yn unol â'r drefn o gyflwyno cais llawn ar gyfer caniatâd cynllunio.

Diben yr hysbysiad hwn yw rhoi'r cyfle i chi rannu sylwadau â CNC, yn uniongyrchol, ynghylch datblygiad arfaethedig Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson cyn cyflwyno'r cais am ganiatâd cynllunio i Gyngor Dinas Casnewydd. Caiff unrhyw sylwadau a rennir mewn ymateb i'r hysbysiad hwn eu derbyn heb ragfarn mewn perthynas â'ch gallu i wneud sylwadau pellach i Gyngor Dinas Casnewydd ar y cais terfynol am ganiatâd cynllunio. Bydd CNC yn

gyfrifol am awduro adroddiad ar yr ymgynghoriad cyn ymgeisio a fydd yn cynnwys unrhyw sylwadau a gyflwynwyd. Sylwer ei bod yn bosibl y caiff sylwadau a gyflwynir eu gosod mewn ffeil a fydd yn hygyrch i'r cyhoedd.

Bydd yn rhaid i unrhyw un sydd am rannu sylwadau ynghylch y datblygiad arfaethedig hwn wneud hynny drwy ysgrifennu e-bost i'r ymgeisydd a'i anfon i: **stephensonstreet@cyfoethnaturiol.cymru**

neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

Os nad oes gennych fynediad i'r rhyngrwyd neu os oes gennych anghenion penodol sy'n golygu bod angen copiau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghoriadau CNC ar **0300 065 3000**.

Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Sir/Madam
The Coal Authority



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016
Notice under Article 2D of Publicity and Consultation Before Applying for
Planning Permission**

I am writing to advise you that our client, Natural Resources Wales (NRW), intends to submit a full application to Newport City Council (NCC). NRW seek to flood defence infrastructure and a 0.7 km flood relief road within the Liswerry district of Newport adjacent to the River Usk. The Stephenson Street Flood Defence Scheme (FDS) would comprise:

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In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, I enclose herewith notice of the publicity and consultation of the application before submitting an application pursuant to full planning permission.

The purpose of this letter and notice is to provide Specialist Consultees with the opportunity to comment directly to NRW on the proposed development of the Stephenson Street FDS prior to the submission of the planning application to NCC. Any comments provided in response to this notice will not prejudice your ability to make further representations to NCC on the final planning application. NRW will be responsible for authoring a pre-application consultation report

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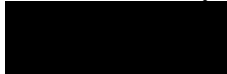
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Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Sir/Madam
The Coal Authority



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
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Date

Annwyl Sir/Madam

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2D yr adran Cyhoeddusrwydd ac Ymgynghoriad
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gyfrifol am awduro adroddiad ar yr ymgynghoriad cyn ymgeisio a fydd yn cynnwys unrhyw sylwadau a gyflwynwyd. Sylwer ei bod yn bosibl y caiff sylwadau a gyflwynir eu gosod mewn ffeil a fydd yn hygyrch i'r cyhoedd.

Bydd yn rhaid i unrhyw un sydd am rannu sylwadau ynghylch y datblygiad arfaethedig hwn wneud hynny drwy ysgrifennu e-bost i'r ymgeisydd a'i anfon i: **stephensonstreet@cyfoethnaturiol.cymru**

neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

Os nad oes gennych fynediad i'r rhyngrwyd neu os oes gennych anghenion penodol sy'n golygu bod angen copiau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghoriadau CNC ar **0300 065 3000**.

Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Mr Rob Dunning
Glamorgan-Gwent Archaeological Trust



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Mr Rob Dunning

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(Amendment) Order 2016
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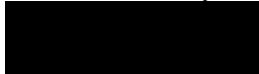
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Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Mr Rob Dunning
Glamorgan-Gwent Archaeological Trust



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

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Date

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cyn gwneud cais am Ganiatâd Cynllunio**

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“Gwaith adeiladu Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, yn ymgorffori adeiladu chwe mur llifogydd (o goncrit a stanciau llen), gwaith adfer argloddiau a llwybrau, gan gynnwys Llwybr Arfordir Cymru, gosod llifddor ar gyfer y briffordd, a ffordd liniaru llifogydd 0.7 cilometr o hyd, gwaith codi lefel y ddaear a gwelliannau i gwlferau i leihau'r risg o lifogydd llanwol o afon Wysg, a gwaith tirlunio ar hyd y ffordd ac ym Mharc Coronation, Casnewydd.”

Yn unol â gofynion Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, ynghyd â'r llythyr hwn rwy'n amgáu hysbysiad o gam cyhoedduswydd ac ymgynghoriad y broses geisiadau yn unol â'r drefn o gyflwyno cais llawn ar gyfer caniatâd cynllunio.

Diben yr hysbysiad hwn yw rhoi'r cyfle i chi rannu sylwadau â CNC, yn uniongyrchol, ynghylch datblygiad arfaethedig Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson cyn cyflwyno'r cais am ganiatâd cynllunio i Gyngor Dinas Casnewydd. Caiff unrhyw sylwadau a rennir mewn ymateb i'r hysbysiad hwn eu derbyn heb ragfarn mewn perthynas â'ch gallu i wneud sylwadau pellach i Gyngor Dinas Casnewydd ar y cais terfynol am ganiatâd cynllunio. Bydd CNC yn

gyfrifol am awduro adroddiad ar yr ymgynghoriad cyn ymgeisio a fydd yn cynnwys unrhyw sylwadau a gyflwynwyd. Sylwer ei bod yn bosibl y caiff sylwadau a gyflwynir eu gosod mewn ffeil a fydd yn hygyrch i'r cyhoedd.

Bydd yn rhaid i unrhyw un sydd am rannu sylwadau ynghylch y datblygiad arfaethedig hwn wneud hynny drwy ysgrifennu e-bost i'r ymgeisydd a'i anfon i: **stephensonstreet@cyfoethnaturiol.cymru**

neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

Os nad oes gennych fynediad i'r rhyngrwyd neu os oes gennych anghenion penodol sy'n golygu bod angen copiau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghoriadau CNC ar **0300 065 3000**.

Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Natural Resources Wales
Natural Resources Wales (NRW)



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Sir.Madam,

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016
Notice under Article 2D of Publicity and Consultation Before Applying for
Planning Permission**

I am writing to advise you that our client, Natural Resources Wales (NRW), intends to submit a full application to Newport City Council (NCC). NRW seek to flood defence infrastructure and a 0.7 km flood relief road within the Liswerry district of Newport adjacent to the River Usk. The Stephenson Street Flood Defence Scheme (FDS) would comprise:

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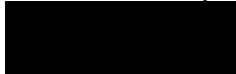
stephensonstreet@naturalresources.wales

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All pre-application consultation (PAC) documents will be uploaded to the NRW Consultation website on Monday 22nd March 2021. As such, consultation will run from **22 March 2021 to 20 April 2021.**

Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Natural Resources Wales
Natural Resources Wales (NRW)



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

www.arup.com

Date

Annwyl Syr/Madam,

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2D yr adran Cyhoedduswydd ac Ymgynghoriad
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Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir

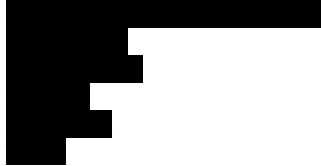


Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Ms Joanne Turner
Newport City Council Highways Authority



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Ms Joanne Turner

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016
Notice under Article 2D of Publicity and Consultation Before Applying for
Planning Permission**

I am writing to advise you that our client, Natural Resources Wales (NRW), intends to submit a full application to Newport City Council (NCC). NRW seek to flood defence infrastructure and a 0.7 km flood relief road within the Liswerry district of Newport adjacent to the River Usk. The Stephenson Street Flood Defence Scheme (FDS) would comprise:

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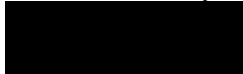
stephensonstreet@naturalresources.wales

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If you do not have internet access or you have specific requirements which means you require hard copies of specific documents, please call the NRW Consultation Team on **0300 065 3000.**

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Yours Faithfully

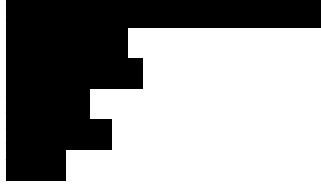


Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Ms Joanne Turner
Newport City Council Highways Authority



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

www.arup.com

Date

Annwyl Ms Joanne Turner

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2D yr adran Cyhoedduswydd ac Ymgynghoriad
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Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Mr Rhodri Edwards
The Sports Council for Wales



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Mr Rhodri Edwards

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(Amendment) Order 2016
Notice under Article 2D of Publicity and Consultation Before Applying for
Planning Permission**

I am writing to advise you that our client, Natural Resources Wales (NRW), intends to submit a full application to Newport City Council (NCC). NRW seek to flood defence infrastructure and a 0.7 km flood relief road within the Liswerry district of Newport adjacent to the River Usk. The Stephenson Street Flood Defence Scheme (FDS) would comprise:

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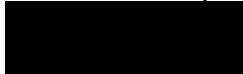
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Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Mr Rhodri Edwards
The Sports Council for Wales



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

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Date

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Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Sir/Madam
Welsh Ministers



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

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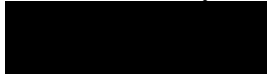
stephensonstreet@naturalresources.wales

or by post to **Stephenson Street FDS, Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP.**

If you do not have internet access or you have specific requirements which means you require hard copies of specific documents, please call the NRW Consultation Team on **0300 065 3000.**

All pre-application consultation (PAC) documents will be uploaded to the NRW Consultation website on Monday 22nd March 2021. As such, consultation will run from **22 March 2021 to 20 April 2021.**

Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Sir/Madam
Welsh Ministers



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

www.arup.com

Date

Annwyl Sir/Madam

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2D yr adran Cyhoeddusrwydd ac Ymgynghoriad
cyn gwneud cais am Ganiatâd Cynllunio**

Ysgrifennaf atoch i'ch hysbysu bod ein cleient, Cyfoeth Naturiol Cymru (CNC), yn bwriadu cyflwyno cais llawn i Gyngor Dinas Casnewydd. Mae CNC am osod seilwaith amddiffyn rhag llifogydd, ac adeiladu ffordd liniaru llifogydd 0.7 cilometr o hyd o fewn ardal Llyswyry yng Nghasnewydd gerllaw afon Wysg. Byddai Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson yn cynnwys:

“Gwaith adeiladu Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, yn ymgorffori adeiladu chwe mur llifogydd (o goncrit a stanciau llen), gwaith adfer argloddiau a llwybrau, gan gynnwys Llwybr Arfordir Cymru, gosod llifddor ar gyfer y briffordd, a ffordd liniaru llifogydd 0.7 cilometr o hyd, gwaith codi lefel y ddaear a gwelliannau i gwlferau i leihau'r risg o lifogydd llanwol o afon Wysg, a gwaith tirlunio ar hyd y ffordd ac ym Mharc Coronation, Casnewydd.”

Yn unol â gofynion Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, ynghyd â'r llythyr hwn rwy'n amgáu hysbysiad o gam cyhoeddusrwydd ac ymgynghoriad y broses geisiadau yn unol â'r drefn o gyflwyno cais llawn ar gyfer caniatâd cynllunio.

Diben yr hysbysiad hwn yw rhoi'r cyfle i chi rannu sylwadau â CNC, yn uniongyrchol, ynghylch datblygiad arfaethedig Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson cyn cyflwyno'r cais am ganiatâd cynllunio i Gyngor Dinas Casnewydd. Caiff unrhyw sylwadau a rennir mewn ymateb i'r hysbysiad hwn eu derbyn heb ragfarn mewn perthynas â'ch gallu i wneud sylwadau pellach i Gyngor Dinas Casnewydd ar y cais terfynol am ganiatâd cynllunio. Bydd CNC yn

gyfrifol am awduro adroddiad ar yr ymgynghoriad cyn ymgeisio a fydd yn cynnwys unrhyw sylwadau a gyflwynwyd. Sylwer ei bod yn bosibl y caiff sylwadau a gyflwynir eu gosod mewn ffeil a fydd yn hygyrch i'r cyhoedd.

Bydd yn rhaid i unrhyw un sydd am rannu sylwadau ynghylch y datblygiad arfaethedig hwn wneud hynny drwy ysgrifennu e-bost i'r ymgeisydd a'i anfon i: **stephensonstreet@cyfoethnaturiol.cymru**

neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

Os nad oes gennych fynediad i'r rhyngrwyd neu os oes gennych anghenion penodol sy'n golygu bod angen copiau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghoriadau CNC ar **0300 065 3000**.

Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Mr Owain George
Welsh Water



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Mr Owain George

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016
Notice under Article 2D of Publicity and Consultation Before Applying for
Planning Permission**

I am writing to advise you that our client, Natural Resources Wales (NRW), intends to submit a full application to Newport City Council (NCC). NRW seek to flood defence infrastructure and a 0.7 km flood relief road within the Liswerry district of Newport adjacent to the River Usk. The Stephenson Street Flood Defence Scheme (FDS) would comprise:

“Construction of the Stephenson Street Flood Defence Scheme, incorporating the construction of 6no. flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coast Path, a highway flood gate, a new 0.7km flood relief road, localised ground raising and culvert enhancements to reduce the chance of tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport.”

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, I enclose herewith notice of the publicity and consultation of the application before submitting an application pursuant to full planning permission.

The purpose of this letter and notice is to provide Specialist Consultees with the opportunity to comment directly to NRW on the proposed development of the Stephenson Street FDS prior to the submission of the planning application to NCC. Any comments provided in response to this notice will not prejudice your ability to make further representations to NCC on the final planning application. NRW will be responsible for authoring a pre-application consultation report

containing any representations submitted. Please note that any comments submitted may be placed within a publicly accessible file.

Anyone who wishes to make representations about this proposed development must write to the Applicant via email at:

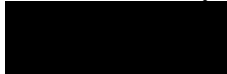
stephensonstreet@naturalresources.wales

or by post to **Stephenson Street FDS, Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP.**

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All pre-application consultation (PAC) documents will be uploaded to the NRW Consultation website on Monday 22nd March 2021. As such, consultation will run from **22 March 2021 to 20 April 2021.**

Yours Faithfully

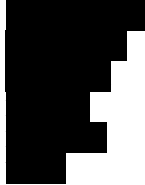


Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Mr Owain George
Welsh Water



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

www.arup.com

Date

Annwyl Mr Owain George

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2D yr adran Cyhoedduswydd ac Ymgynghoriad
cyn gwneud cais am Ganiatâd Cynllunio**

Ysgrifennaf atoch i'ch hysbysu bod ein cleient, Cyfoeth Naturiol Cymru (CNC), yn bwriadu cyflwyno cais llawn i Gyngor Dinas Casnewydd. Mae CNC am osod seilwaith amddiffyn rhag llifogydd, ac adeiladu ffordd liniaru llifogydd 0.7 cilometr o hyd o fewn ardal Llyswyry yng Nghasnewydd gerllaw afon Wysg. Byddai Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson yn cynnwys:

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Yn unol â gofynion Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, ynghyd â'r llythyr hwn rwy'n amgáu hysbysiad o gam cyhoedduswydd ac ymgynghoriad y broses geisiadau yn unol â'r drefn o gyflwyno cais llawn ar gyfer caniatâd cynllunio.

Diben yr hysbysiad hwn yw rhoi'r cyfle i chi rannu sylwadau â CNC, yn uniongyrchol, ynghylch datblygiad arfaethedig Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson cyn cyflwyno'r cais am ganiatâd cynllunio i Gyngor Dinas Casnewydd. Caiff unrhyw sylwadau a rennir mewn ymateb i'r hysbysiad hwn eu derbyn heb ragfarn mewn perthynas â'ch gallu i wneud sylwadau pellach i Gyngor Dinas Casnewydd ar y cais terfynol am ganiatâd cynllunio. Bydd CNC yn

gyfrifol am awduro adroddiad ar yr ymgynghoriad cyn ymgeisio a fydd yn cynnwys unrhyw sylwadau a gyflwynwyd. Sylwer ei bod yn bosibl y caiff sylwadau a gyflwynir eu gosod mewn ffeil a fydd yn hygyrch i'r cyhoedd.

Bydd yn rhaid i unrhyw un sydd am rannu sylwadau ynghylch y datblygiad arfaethedig hwn wneud hynny drwy ysgrifennu e-bost i'r ymgeisydd a'i anfon i: **stephensonstreet@cyfoethnaturiol.cymru**

neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

Os nad oes gennych fynediad i'r rhyngrwyd neu os oes gennych anghenion penodol sy'n golygu bod angen copiau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghoriadau CNC ar **0300 065 3000**.

Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Mr John Griffiths
Newport East - Member of the Senedd



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Mr John Griffiths

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016
Notice under Article 2C and 2D of Publicity and Consultation Before
Applying for Planning Permission**

I am writing to advise you that our client, Natural Resources Wales (NRW), intends to submit a full application to Newport City Council (NCC). NRW seek to flood defence infrastructure and a 0.7 km flood relief road within the Liswerry district of Newport adjacent to the River Usk. The Stephenson Street Flood Defence Scheme (FDS) would comprise:

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The purpose of this notice is to provide you with the opportunity to comment directly to NRW on the proposed development of the Stephenson Street FDS prior to the submission of the planning application to NCC. Any comments provided in response to this notice will not prejudice your ability to make further representations to NCC on the final planning application. NRW will be responsible for authoring a pre-application consultation report containing any representations submitted. Please note that any comments submitted may be placed within a publicly accessible file.

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Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Mr John Griffiths
Newport East - Member of the Senedd



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

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Date

Annwyl Mr John Griffiths

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2C a 2D yr adran Cyhoeddusrwydd ac
Ymgynghoriad cyn gwneud cais am Ganiatâd Cynllunio**

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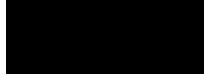
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neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

Os nad oes gennych fynediad i'r rhyngrwyd neu os oes gennych anghenion penodol sy'n golygu bod angen copïau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghoriadau CNC ar **0300 065 3000**.

Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Ms Jessica Morden
Newport East - Member of Parliament



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Ms Jessica Morden

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016
Notice under Article 2C and 2D of Publicity and Consultation Before
Applying for Planning Permission**

I am writing to advise you that our client, Natural Resources Wales (NRW), intends to submit a full application to Newport City Council (NCC). NRW seek to flood defence infrastructure and a 0.7 km flood relief road within the Liswerry district of Newport adjacent to the River Usk. The Stephenson Street Flood Defence Scheme (FDS) would comprise:

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The purpose of this notice is to provide you with the opportunity to comment directly to NRW on the proposed development of the Stephenson Street FDS prior to the submission of the planning application to NCC. Any comments provided in response to this notice will not prejudice your ability to make further representations to NCC on the final planning application. NRW will be responsible for authoring a pre-application consultation report containing any representations submitted. Please note that any comments submitted may be placed within a publicly accessible file.

Anyone who wishes to make representations about this proposed development must write to the Applicant via email at:
stephensonstreet@naturalresources.wales

or by post to **Stephenson Street FDS, Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP.**

If you do not have internet access or you have specific requirements which means you require hard copies of specific documents, please call the NRW Consultation Team on **0300 065 3000.**

All pre-application consultation (PAC) documents will be uploaded to the NRW Consultation website on Monday 22nd March 2021. As such, consultation will run from **22 March 2021 to 20 April 2021.**

Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Ms Jessica Morden
Newport East - Member of Parliament



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
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Date

Annwyl Ms Jessica Morden

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2C a 2D yr adran Cyhoeddusrwydd ac
Ymgynghoriad cyn gwneud cais am Ganiatâd Cynllunio**

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neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

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Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Nash Parish Council - Clerk


4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Sir/Madam,

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Applying for Planning Permission**

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“Construction of the Stephenson Street Flood Defence Scheme, incorporating the construction of 6no. flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coast Path, a highway flood gate, a new 0.7km flood relief road, localised ground raising and culvert enhancements to reduce the chance of tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport.”

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Anyone who wishes to make representations about this proposed development must write to the Applicant via email at:
stephensonstreet@naturalresources.wales

or by post to **Stephenson Street FDS, Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP.**

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Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Nash Parish Council - Clerk



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

www.arup.com

Date

Annwyl Syr/Madam,

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2C a 2D yr adran Cyhoeddusrwydd ac
Ymgynghoriad cyn gwneud cais am Ganiatâd Cynllunio**

Ysgrifennaf atoch i'ch hysbysu bod ein cleient, Cyfoeth Naturiol Cymru (CNC), yn bwriadu cyflwyno cais llawn i Gyngor Dinas Casnewydd. Mae CNC am osod seilwaith amddiffyn rhag llifogydd, ac adeiladu ffordd liniaru llifogydd 0.7 cilometr o hyd o fewn ardal Llyswyry yng Nghasnewydd gerllaw afon Wysg. Byddai Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson yn cynnwys:

“Gwaith adeiladu Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, yn ymgorffori adeiladu chwe mur llifogydd (o goncrit a stanciau llen), gwaith adfer argloddiau a llwybrau, gan gynnwys Llwybr Arfordir Cymru, gosod llifddor ar gyfer y briffordd, a ffordd liniaru llifogydd 0.7 cilometr o hyd, gwaith codi lefel y ddaear a gwelliannau i gwlferau i leihau'r risg o lifogydd llanwol o afon Wysg, a gwaith tirlunio ar hyd y ffordd ac ym Mharc Coronation, Casnewydd.”

Yn unol â gofynion Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, ynghyd â'r llythyr hwn rwy'n amgáu hysbysiad o gam cyhoeddusrwydd ac ymgynghoriad y broses geisiadau yn unol â'r drefn o gyflwyno cais llawn ar gyfer caniatâd cynllunio.

Diben yr hysbysiad hwn yw rhoi'r cyfle i chi rannu sylwadau â CNC, yn uniongyrchol, ynghylch datblygiad arfaethedig Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson cyn cyflwyno'r cais am ganiatâd cynllunio i Gyngor Dinas Casnewydd. Caiff unrhyw sylwadau a rennir mewn ymateb i'r hysbysiad hwn eu derbyn heb ragfarn mewn perthynas â'ch gallu i wneud sylwadau pellach i Gyngor Dinas Casnewydd ar y cais terfynol am ganiatâd cynllunio. Bydd CNC yn gyfrifol am awduro adroddiad ar yr ymgynghoriad cyn ymgeisio a fydd yn cynnwys unrhyw sylwadau a gyflwynwyd. Sylwer ei bod yn bosibl y caiff sylwadau a gyflwynir eu gosod mewn ffeil a fydd yn hygyrch i'r cyhoedd.

Bydd yn rhaid i unrhyw un sydd am rannu sylwadau ynghylch y datblygiad arfaethedig hwn wneud hynny drwy ysgrifennu e-bost i'r ymgeisydd a'i anfon i: **stephensonstreet@cyfoethnaturiol.cymru**

neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

Os nad oes gennych fynediad i'r rhyngwrwd neu os oes gennych anghenion penodol sy'n golygu bod angen copïau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghoriadau CNC ar **0300 065 3000**.

Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Cllr Ken Critchley
NCC - Ward Councillor LLiswerry



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

Dear Cllr Ken Critchley

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(Amendment) Order 2016
Notice under Article 2C and 2D of Publicity and Consultation Before
Applying for Planning Permission**

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Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Cllr Ken Critchley
NCC - Ward Councillor LLiswerry



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Date

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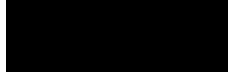
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Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Cllr Roger Jeavons
NCC - Ward Councillor LLiswerry



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
United Kingdom

www.arup.com

Date

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(Amendment) Order 2016
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Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Cllr Roger Jeavons
NCC - Ward Councillor LLiswerry



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

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Date

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Hysbysiad o dan Erthyglau 2C a 2D yr adran Cyhoeddusrwydd ac
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Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Your ref
Our ref
File ref

ARUP

Cllr Allan Morris
NCC - Ward Councillor LLiswerry



4 Pierhead Street
Atlantic Wharf
Cardiff
CF10 4QP
Wales
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Date

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Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Cllr Allan Morris
NCC - Ward Councillor LLiswerry



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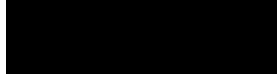
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Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

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ARUP

Cllr John Richards
NCC - Ward Councillor LLiswerry



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Wales
United Kingdom

www.arup.com

Date

Dear Cllr John Richards

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016
Notice under Article 2C and 2D of Publicity and Consultation Before
Applying for Planning Permission**

I am writing to advise you that our client, Natural Resources Wales (NRW), intends to submit a full application to Newport City Council (NCC). NRW seek to flood defence infrastructure and a 0.7 km flood relief road within the Liswerry district of Newport adjacent to the River Usk. The Stephenson Street Flood Defence Scheme (FDS) would comprise:

“Construction of the Stephenson Street Flood Defence Scheme, incorporating the construction of 6no. flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coast Path, a highway flood gate, a new 0.7km flood relief road, localised ground raising and culvert enhancements to reduce the chance of tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport.”

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, I enclose herewith notice of the publicity and consultation of the application before submitting an application pursuant to full planning permission.

The purpose of this notice is to provide you with the opportunity to comment directly to NRW on the proposed development of the Stephenson Street FDS prior to the submission of the planning application to NCC. Any comments provided in response to this notice will not prejudice your ability to make further representations to NCC on the final planning application. NRW will be responsible for authoring a pre-application consultation report containing any representations submitted. Please note that any comments submitted may be placed within a publicly accessible file.

Anyone who wishes to make representations about this proposed development must write to the Applicant via email at:
stephensonstreet@naturalresources.wales

or by post to **Stephenson Street FDS, Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP.**

If you do not have internet access or you have specific requirements which means you require hard copies of specific documents, please call the NRW Consultation Team on **0300 065 3000.**

All pre-application consultation (PAC) documents will be uploaded to the NRW Consultation website on Monday 22nd March 2021. As such, consultation will run from **22 March 2021 to 20 April 2021.**

Yours Faithfully



Jon Hill
Planner
BA (Hons.) MSc MRTPI

Eich cyf
Ein cyf
Cyf ffeil

ARUP

Cllr John Richards
NCC - Ward Councillor LLiswerry



4 Pierhead Street
Glanfa'r Iwerydd
Caerdydd
CF10 4QP
Cymru
Y Deyrnas Unedig

www.arup.com

Date

Annwyl Cllr John Richards

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) (Diwygio) 2016
Hysbysiad o dan Erthyglau 2C a 2D yr adran Cyhoeddusrwydd ac
Ymgynghoriad cyn gwneud cais am Ganiatâd Cynllunio**

Ysgrifennaf atoch i'ch hysbysu bod ein cleient, Cyfoeth Naturiol Cymru (CNC), yn bwriadu cyflwyno cais llawn i Gyngor Dinas Casnewydd. Mae CNC am osod seilwaith amddiffyn rhag llifogydd, ac adeiladu ffordd liniaru llifogydd 0.7 cilometr o hyd o fewn ardal Llyswyry yng Nghasnewydd gerllaw afon Wysg. Byddai Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson yn cynnwys:

“Gwaith adeiladu Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, yn ymgorffori adeiladu chwe mur llifogydd (o goncrit a stanciau llen), gwaith adfer argloddiau a llwybrau, gan gynnwys Llwybr Arfordir Cymru, gosod llifddor ar gyfer y briffordd, a ffordd liniaru llifogydd 0.7 cilometr o hyd, gwaith codi lefel y ddaear a gwelliannau i gwlferau i leihau'r risg o lifogydd llanwol o afon Wysg, a gwaith tirlunio ar hyd y ffordd ac ym Mharc Coronation, Casnewydd.”

Yn unol â gofynion Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, ynghyd â'r llythyr hwn rwy'n amgáu hysbysiad o gam cyhoeddusrwydd ac ymgynghoriad y broses geisiadau yn unol â'r drefn o gyflwyno cais llawn ar gyfer caniatâd cynllunio.

Diben yr hysbysiad hwn yw rhoi'r cyfle i chi rannu sylwadau â CNC, yn uniongyrchol, ynghylch datblygiad arfaethedig Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson cyn cyflwyno'r cais am ganiatâd cynllunio i Gyngor Dinas Casnewydd. Caiff unrhyw sylwadau a rennir mewn ymateb i'r hysbysiad hwn eu derbyn heb ragfarn mewn perthynas â'ch gallu i wneud sylwadau pellach i Gyngor Dinas Casnewydd ar y cais terfynol am ganiatâd cynllunio. Bydd CNC yn gyfrifol am awduro adroddiad ar yr ymgynghoriad cyn ymgeisio a fydd yn cynnwys unrhyw sylwadau a gyflwynwyd. Sylwer ei bod yn bosibl y caiff sylwadau a gyflwynir eu gosod mewn ffeil a fydd yn hygyrch i'r cyhoedd.

Bydd yn rhaid i unrhyw un sydd am rannu sylwadau ynghylch y datblygiad arfaethedig hwn wneud hynny drwy ysgrifennu e-bost i'r ymgeisydd a'i anfon i: **stephensonstreet@cyfoethnaturiol.cymru**

neu drwy bostio llythyr i: **Cynllun Amddiffynfa rhag Llifogydd Stryd Stephenson, Cyfoeth Naturiol Cymru, Tŷ Cambria, 29 Heol Casnewydd, Caerdydd, CF24 0TP.**

Os nad oes gennych fynediad i'r rhyngrwyd neu os oes gennych anghenion penodol sy'n golygu bod angen copïau caled o ddogfennau penodol arnoch, ffoniwch Dîm Ymgynghoriadau CNC ar **0300 065 3000**.

Caiff pob dogfen o'r ymgynghoriad cyn ymgeisio ei lanlwytho i wefan ymgynghoriadau CNC ddydd Llun 22 Mawrth 2021. Gan hynny, caiff yr ymgynghoriad ei gynnal rhwng **22 Mawrth 2021 ac 20 Ebrill 2021**.

Yn gywir



Jon Hill
Cynllunydd
BA (Anrh) MSc MRTPI

Appendix D – Pre-Application Consultation Responses (Public and PiLS)



My Ref: W/TP21/080

Your Ref:

Date: 20 April 2021

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**APPLICATION NO:**

PROPOSAL: Flood defense infrastructure and a 0.7km flood relief road within the Liswrry district of Newport adj to the River Usk. Construction of the Stephenson Street Flood Defence Scheme, incorporating the construction of 6no. Flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coast Path, a highway flood gate, a new 0.7lm flood relief road, localised ground raising and culvert enhancements to reduce the chance of a tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport.

LOCATION: Stephenson Street Flood Defence Scheme

Dear Sir/Madam,

Thank you for your email dated **21 March 2021** together with the opportunity to comment on this proposal.

Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

The applicant should continue to engage with Asset Protection on this proposal (assetprotectionwales@networkrail.co.uk).

From the drawings submitted, it is suggested that the Railway site is redundant (there is also a redundant branch) but the flood wall appears to extend to the operational line. We wish to know how this wall interacts with the operational railway line.

In regards to Marshall's culvert (our ref: EUB 1 78.75) – this was subject to an structural examination where Amey utilised NRW's access to inspect 2 culverts. This culvert is currently propped and the examination re-highlighted concerns over the structure's condition. With this in mind, Network Rail will likely be planning to undertake a renewal (most likely a UV liner, subject to further investigation/development). There are currently no concrete plans/timescales but the applicant should be aware of Network Rail's aspirations so that works from both parties can be considered in conjunction with each other.

Liberty Steel culvert (our ref: EUB 2 32) – this culvert was also inspected utilising NRW's access, however, we have not yet received the report. It has been inaccessible for a number of years due to stagnant water/silt so knowledge of its condition is relatively limited.

Finally, for both culverts, we wish to know how the proposed installation of chambers, flood valves and trash grills will allow for BAU inspection/maintenance for Network Rail in the future?

LANDSCAPING

It is recommended no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.

Permitted:

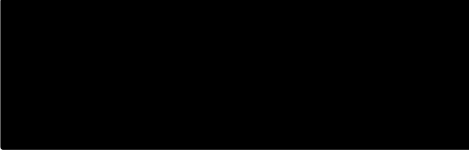
Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees – Pines (Pinus), Hawthorne (Cretaeagus), Mountain Ash – Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata "Zebrina"

Not Permitted:

Alder (Alnus Glutinosa), Aspen – Poplar (Populus), Beech (Fagus Sylvania), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).

Yours Sincerely,

Grace Lewis





[REDACTED]
Stephenson Street FDS
Natural Resource Wales
Ty Cambria
29 Newport Road
Cardiff
CF24 0TP

16 April 2021

[REDACTED]

Stephenson Street Flood Defence Scheme – Pre-Application Response

Further to the receipt of the enclosed letter from Natural Resource Wales (NRW), dated 29 March 2021, and confirmation of the ongoing consultation of NRW's proposed Stephenson Street Flood Defence Scheme, I wish to formally outline Marshalls Mono Limited's ("Marshalls") objection to this proposal as currently designed.

Background

Marshalls is the UK's leading hard landscaping manufacturer and has been supplying natural stone and innovative concrete products to the construction, home improvement and landscape markets since the 1890s.

Marshalls currently operates its Newport site from the Eastern Dry Dock on the eastern bank of the River Usk, south of Newport City Centre. It is a longstanding, strategic site within Marshalls' portfolio and is used for the manufacture and storage of concrete and natural stone products and has a range of associated buildings, plant and equipment, storage yards and car parking. Marshalls' associated company, Premier Mortars, also operates a Mortar Plant from part of the site.

As NRW is aware through ongoing correspondence, Marshalls are seeking to further invest in this site to ensure that it meets modern operational needs. Pre-application discussions have taken place with Newport City Council ("the LPA") on this basis and a recent EIA Screening Request has been submitted.

The Stephenson Street Flood Defence Scheme

I understand that once this consultation period ends on the 21 April 2021, NRW intends to submit a planning application to the LPA for the following development:

"Construction of the Stephenson Street Flood Defence Scheme, incorporating the construction of 6 no. flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coast Path, a highway flood gate, a new 0.7km flood relief road, localised ground raising and culvert enhancements to reduce the chance of tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport."

The strategic objective of this scheme is to reduce the flood risk for the nearby communities and businesses. The detail presented as part of the consultation confirms that the existing flood bund along the River Usk between



Marshalls Mono Limited
Registered Office as above
Registered in England No. 509579
A subsidiary of Marshalls plc

Stephenson Street and Corporation Road is no longer fit for purpose. Without intervention, it is estimated that a flood could overtop the existing bund and cause significant damage to homes and businesses in the future.

In relation to Marshalls' Newport site, several elements are proposed which have a direct impact on existing and proposed operations. These can be summarised as:

- A new flood wall along East Bank Road, which will sever existing and proposed accesses into the site.
- The installation of a new flood gate for Corporation Road.
- A new flood relief road connecting Corporation Road to East Bank Road which runs through land within Marshalls' ownership.

Previous Discussions

Marshalls have proactively worked with NRW's project team, principally through Bruton Knowles, in relation to this proposed development and the impact it has on the site.

These discussions have revolved around reducing the adverse impacts of the proposed scheme whilst still ensuring NRW's strategic objectives for the reduction in flood risk is met. In particular, Marshalls have noted the following issues to NRW:

- The proposed flood defence scheme increases the flood risk on Marshalls' site (as confirmed in the enclosed letter).
- The proposal provides no flood protection for the site in the future, despite the objective of the scheme seeking to ensure protection for existing communities and businesses.
- The proposal significantly impacts both existing and planned operations through the incorporation of the flood wall along East Bank Road.

Given these adverse impacts, Marshalls have proposed an alternative solution to NRW's project design team. A draft sketch of this is enclosed within this letter and can be summarised as:

- Moving the proposed flood wall that is currently proposed along East Bank Road to instead extend from Corporation Road to East Bank Road along the southern boundary of Marshalls' ownership. This is reflected by the blue line on the enclosed plan.
- Providing an alternative, shorter flood relief road connecting Corporation Road to East Bank Road. This is made possible through the relocation of the flood wall along East Bank Road. This is reflected by the orange line on the enclosed plan.

There have been ongoing discussions regarding the feasibility of this design with NRW's project design team. The latest correspondence, dated 19 March 2021, confirmed that NRW's project design team were reviewing the proposal and that a response would be issued shortly.

Considering the above, you can understand my surprise concerning the launch of the consultation event on the 22 March 2021 in consideration of our ongoing design discussions.

Objection

Whilst Marshalls support NRW's wider objective of reducing flood risk within the area for communities and businesses, I must object to the current proposal on the following grounds:

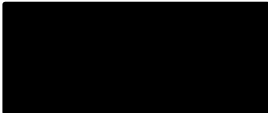
1. Part of NRW's strategic aim for the project is to protect business within the surrounding industrial estate. However, as designed the flood defence scheme provides no flood protection for the site in the future despite Marshalls being a key contributor to both employment and the economy in the local area.

2. The enclosed letter from NRW, dated 29 March 2021, confirms that the proposed flood defence scheme increases the risk of flooding at the site. This not only adversely impacts the existing and planned operations at the site but is contrary national and local planning policy which seeks to ensure development does not increase the risk of flooding.
3. The proposed new flood wall along East Bank Road significantly impacts operations by severing existing and proposed accesses off East Bank Road. This has the potential to prejudice planned investment for the site, thereby adversely impacting investment and jobs.
4. The enclosed letter from NRW explains that all practical options for the flood defence scheme have been considered. However, Marshalls have presented an alternative design for the proposed flood defence scheme. This ensures that NRW's strategic aims are met whilst providing sufficient protection for the site in the future. Whilst a detailed cost exercise has not yet taken place, it is Marshalls' initial view that such a scheme is unlikely to cost the taxpayer any more than the current proposal. To date, NRW has not provided an evidenced response as to why such a scheme could not be accommodated.

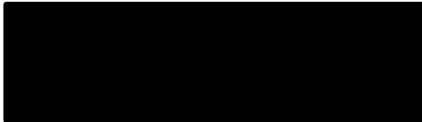
I trust that these comments will be considered as part of the ongoing pre-application process. I must stress that Marshalls are supportive of improved flood defences in this area, but consider that NRW has not sufficiently explored reasonable alternatives to the current design that ensure the site is not adversely impacted.

I look forward to the continued collaboration between Marshalls and NRW as this project progresses. Should you wish to discuss the contents of this letter further, please do not hesitate to contact me using the detail below.

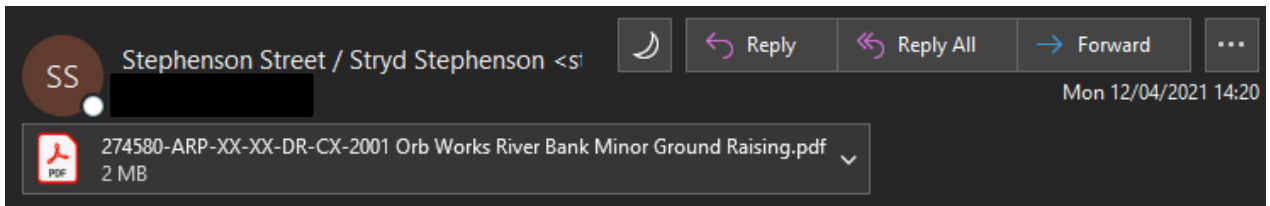
Yours sincerely,



Adam Leach MRICS
Head of Property



Encl.
Natural Resource Wales Letter dated 29 March 2021
Alternative design sketch



From: [REDACTED]
Sent: 24 March 2021 17:06
To: Stephenson Street / Stryd Stephenson <strydstephenson@cyfoethnaturiolcymru.gov.uk>
Subject:

Hi, I live on Kingfisher Walk with property facing on to the river.

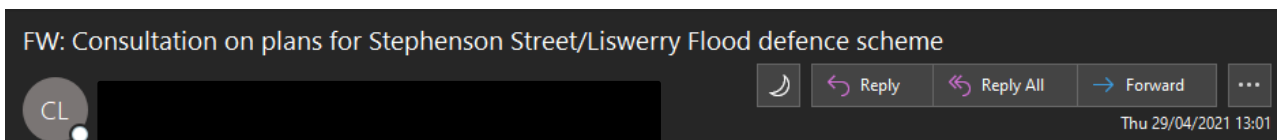
This section is marked as "parts to be raised".

Please could you provide more details of what this actual means ?

What material is going to be used to raise the bank and to what height ?

Are you able to confirm the exact sections that will be raised ?

[REDACTED]



From: Sinead Lynch [REDACTED]
Sent: 29 March 2021 17:41
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Consultation on plans for Stephenson Street/Liswerry Flood defence scheme

Dear Sir/Madam,

Regarding the below pre-application consultation for Stephenson Street/Liswerry Flood defence scheme –

It appears that there may be substantial opportunities for incorporation of habitat creation for Shril carder bee at the site.

NRW have endorsed, and are a Steering Group member of, the Shril carder bee Conservation Strategy 2020-2030 - <https://www.bumblebeeconservation.org/wp-content/uploads/2020/07/BBCT146-SCB-Conservation-Strategy-2020-2030-06.20.pdf>. You will note that Gwent Levels and parts of Newport and south Cardiff support one of only 5 remaining populations of Shril carder bee – the rarest and most threatened bumblebee species in England and Wales. We are in the process of developing guidance which you may find useful for this, and I'm cc'ing my colleague Bex who may be able to provide that to you when it is ready (or she may be happy to send over a draft).

From a cursory read through it was not apparent to me whether surveys for Shril carder bee were carried out as part of the ecological assessment so far. It may be advisable to incorporate surveys for Shril carder bee during July and August into any ecological surveys that may be planned this year. Shril carder bee is a species which will use a range of habitats, and has been recorded using saltmarsh, brownfield, gardens, grassland, heathland, various coastal habitats, and ditch-side vegetation (please see Shril carder bee Species Knowledge review: <https://www.bumblebeeconservation.org/wp-content/uploads/2017/07/Shril-carder-bee-species-knowledge-review-10.19.pdf>).

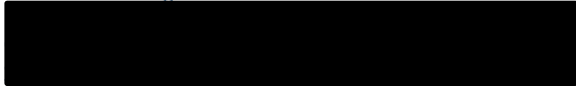
Incorporation of beneficial habitats and formal planting including shrubs and trees for Shril carder bee could help to increase habitat for this rare bee, but also provide opportunities for communities in Newport to engage with this species within the urban environment. The species is known to have good population numbers at Newport Wetlands reserve, and has also been recorded at Newport Docks, Maes Glas landfill site, and Glebelands. This suggests that the river corridor in the Stephenson Street/Liswerry area would be a good opportunity for planting and habitat creation for the species.

Bumblebee Conservation Trust and Buglife (Clare Dinham, cc'd) have been working on the Pollinating the Levels project, which is part of the RSPB and Gwent Wildlife Trust led 'Living Levels Landscape Partnership' programme, which NRW are also working on. As part of this project we are working to create, restore and enhance habitats for pollinators across the programme area.

I hope this is all helpful, please do not hesitate to get in touch if you would like more information. It would be great if we could incorporate some habitat and interpretation for Shril carder bee at the site!

Many thanks
Sinead

Sinead Lynch
Conservation Manager



Thanks for the heads up on this - just wanted to see if there was any way we could be involved with the development of some of the interpretation for this.

Living Levels has a lot of resources – images and stories, as well as DGL branding - which could potentially contribute if you were open for that- we are also working with Emma at the Transporter bridge to try and tie in some of their upcoming work including the bird migration interpretation, to Living Levels. Quite a few of our oral histories talk about sea level rise so just wondering if there is a way to use any of these resources in support of the flood defence work as we are already working in partnership through LL with NRW and NCC.

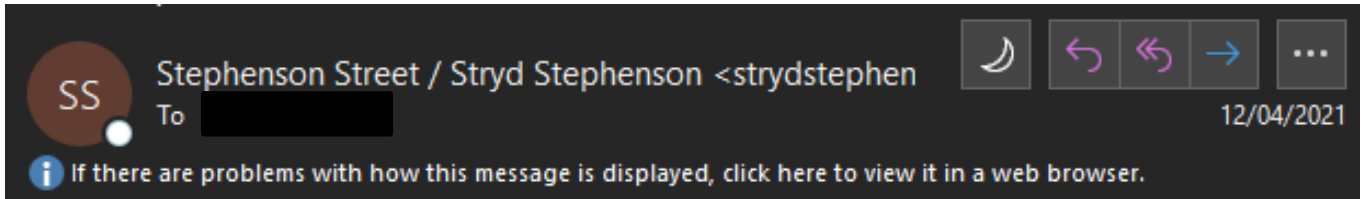
I'm not sure timescales match up – but we could potentially have an input at design stage even if the delivery date for this is after the end of LL (March 2022).

Just thought I'd put the offer to combine forces out there as would seem to make sense from a partnership perspective.




Appendix E – Pre-Application Consultation Responses (Specialist Consultees)

GGAT



SS Stephenson Street / Stryd Stephenson <strydstephen
To [REDACTED] 12/04/2021

 If there are problems with how this message is displayed, click here to view it in a web browser.

[REDACTED]

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the submission of a desk-based assessment by Archaeology Wales (Report no. 1788, dated April 2019). As the assessment indicates, whilst there are no known sites within the proposed development area, it is located in an area of high archaeological potential. It is possible that archaeological remains, including important paleoenvironmental deposits, may be encountered during the course of the requisite groundworks. The assessment proposes several mitigation measures, including an archaeological watching brief during ground-intrusion works (excluding piling).

Such an approach is appropriate and should a similar application be submitted, we would likely recommend a condition requiring the submission of a Written Scheme of Investigation (WSI) be attached to any consent. The WSI would provide a detailed methodology for the mitigation works, including the scope of the watching brief.

Should you require anything further, please get in touch.

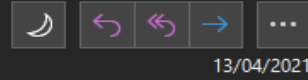
Regards,

Rob

[REDACTED]

Sport Wales

RE: [External Email]- Stephenson Street Flood Defence Scheme



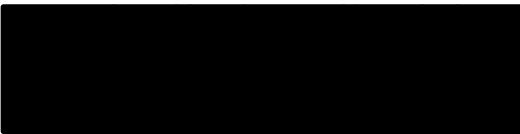
Thank you for your email inviting comments on the proposed Stephenson Street Flood Defence Scheme which affects part of Coronation Park, Newport.

Sport Wales was given advance notice of the plans back in December and we had no significant concern as the existing pitches would not be affected but we just wanted to check if the area proposed for the new pathways and planting to the south of the central pitch was used for training and any other activities? If so, can they be accommodated elsewhere within the park?

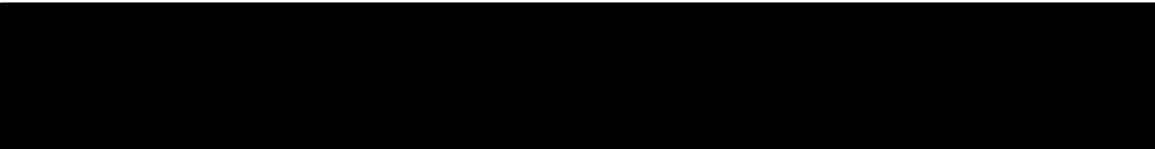
Otherwise we would agree that that the proposed changes particularly the new pathways and planting would enhance the park and Sport Wales would have no objection.

Kind regards

Dr Jonathan Radcliffe



From: Jonathan Radcliffe [Redacted]
Sent: 13 May 2021 15:04



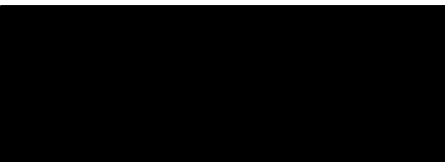
Subject: RE: [External Email]- Stephenson Street Flood Defence Scheme

Laura

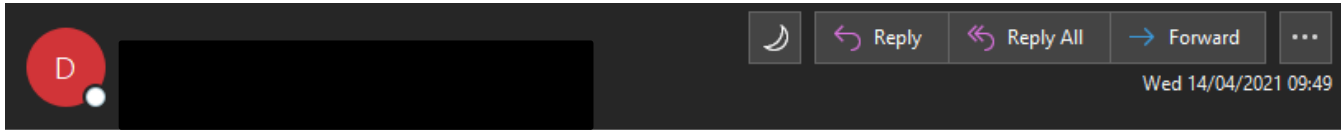
Thank you for your email inviting comments on the proposed Stephenson Street Flood Defence Scheme which affects part of Coronation Park, Newport.

Sport Wales was given advance notice of the plans back in December and we had no significant concern as the existing pitches would not be affected, and now being satisfied that the area proposed for the new pathways and planting to the south of the central pitch is not used for training or other sporting activities, we agree that that the proposed changes, particularly the new pathways and planting, would enhance the park and Sport Wales have no objection.

Regards



Cadw/Welsh Ministers



Dear Sir/Madam

Thank you for the consultation below.

Scheduled Monuments

MM009 Newport Castle, MM021 St Julian's Wood Camp, MM084 Tredegar Fort, MM092 Goldcliff Moated House Site, MM190 Castell Glas Castle Mound

Registered Parks and Gardens

PGW (Gt) 18 Newport: Beechwood Park (grade II), PGW (Gt) 19 Newport: Bellevue Park (grade II), PGW (Gt) 38 Newport: St. Woolos Cemetery (grade II),
PGW (Gt) 48 Tredegar Park (grade II*), PGW (Gt) 58(NPT) Newport: Nos 15 and 17 Stow Park Circle (grade II)

This statutory pre-planning application consultation is in regard to the proposed Stephenson Street Flood Defence Scheme in Newport.

An archaeological desk-based assessment has been produced by Archaeology Wales for this application and additional information in regard to heritage issues is included in a planning and design statement prepared by Arup. These works have considered the impact of the proposed works on the designated historic assets identified above as being inside 3km of them and concluded that there will be no direct impact on them and there will be no impact on their settings either. Measures are also included to ensure that any unidentified archaeological features revealed during the proposed works will be fully investigated and recorded. We agree with the conclusions of the assessments and that the proposed measures to deal with unknown archaeological features are appropriate.

Regards

Denise Harris

Rheolwr Gwaith Achos/ Casework Manager
Diogelu a Pholisi, Cadw / Protection and Policy, Cadw
Amgylchedd Hanesyddol / Historic Environment
Llywodraeth Cymru / Welsh Government



The Coal Authority

SS Stephenson Street / Stryd Stephenson <strydstephenson@cyfoethnaturiolcymru.gov.uk>
To [Redacted] Mon 12/04/2021 14:23

Coal Authority Letter.pdf
328 KB

From: The Coal Authority-Planning [Redacted]
Sent: 23 March 2021 08:40
To: Stephenson Street / Stryd Stephenson <strydstephenson@cyfoethnaturiolcymru.gov.uk>
Subject: FW: [External] Stephenson Street Flood Defence Scheme

Dear Mr Ross

Further to your email below, I have reviewed the plans submitted in support of this scheme and can confirm that as the site falls outside the defined coalfield area, the Coal Authority has no specific comments or observations to make on the Stephenson Street Flood Defence Scheme.

Kind regards

Deb Roberts

 The Coal Authority

Deb Roberts *M.Sc. MRTPI*

[Redacted signature block]

Canal & Rivers Trust

RE: Stephenson Street Flood Defence Scheme



National Planning Function <NationalPlanning.Fun
To ● 'stephensonstreet@naturalresources.wales'



Reply

Reply All

Forward



Tue 23/03/2021 09:31

[REDACTED]

Thank you for your pre-application consultation in respect of The Stephenson Street Flood Defence Scheme (FDS).

The Canal & River Trust is potentially a specialist consultee in the mandatory pre-application process. However, this scheme does not meet the criteria for consultation with us as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. We are therefore returning the consultation to you.

If for any reason you consider that you require the input of the Trust please let us know.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Sarah

Sarah Steele

Planning and Data Support Technician

My working days are Monday, Tuesday and Friday

[REDACTED]

Welsh Water



Date: 07/04/2021
Our Ref: PPA0005619

Dear Mr Hill,

Grid Ref: 332510 185653
Site Address: Stephenson Street, Newport
Development: Article 2D - Stephenson Street Flood Defence Scheme

We refer to the letter received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Public Sewerage Network

Firstly, we would advise that the proposed development site is crossed by a 675mm surface water sewer, a 230mm foul only sewer, a 300mm combined sewer, a 400mm combined sewer, a 180mm and 150mm watermain with the approximate positions being marked on the attached Statutory Public Sewer Record and Statutory Public Watermain Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No operational development including the raising or lowering of ground levels will be permitted within 3 meters either side of the centreline of the 230mm foul sewer, 300mm combined sewer, and the 180/150mm watermain; 4 meters either side of the centreline of the 400mm combined sewer; and 7 meters either side of the centreline of the 675mm surface water sewer.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part



of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWERAGE AND SEWERAGE TREATMENT

It appears that you are not proposing to connect to the public sewer, and therefore we have no further comments regarding sewerage. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

Should circumstances change you may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

Surface Water Drainage

With respect to surface water flows, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales. It is therefore

 <p>Wales Water is owned by Glas Cymru – a 'not-for-profit' company. Mae Dwr Cymru wedi'i ddalio Glas Cymru – cwmni heb elw.</p>	<p>We welcome correspondence in Welsh and English</p> <p>Dwr Cymru Cylf, a limited company registered in Wales no 2366777. Registered office: Penrhyn Road, Felton, Treheron, Mid Glamorgan CF46 6LY</p>	<p>Rydym yn croeso i gyswrtu gŵbblaeth yn y Gymraeg neu yn Saesneg</p> <p>Dwr Cymru Cylf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestrddig: Heol Penrhyn, Felton, Treheron, Morgannwg Gaeol CF46 6LY.</p>
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recommended that the developer consult with the Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

WATER SUPPLY

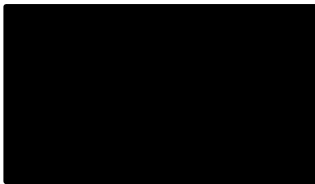
It appears that no clean water connection is required therefore DCWW has no objection to the proposed development.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrwymru.com

Please quote our reference number in all communications and correspondence.

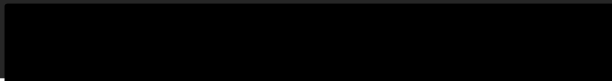
Yours faithfully,



Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

NCC Highways Authority

Fw: Notice under Article 2C and 2D of Publicity and Consultation Before Applying for Planning Permissi...



Reply



Reply All



Forward



Fri 16/04/2021 10:26

Good Morning

In regard to your letter dated 22nd March 2021 in relation to the above, please see the following comments.

Proposed new road

- Pedestrian crossing points have been identified however the tactile crossing are incorrect and will need to be provided in accordance with the Active Travel Wales Act.
- The route must be lit.
- It's not proposed to provide a dedicated cycleway as it's expected that cyclists will utilise the proposed carriageway. The suitability of this arrangement will need to be considered by the active travel officer. I would however suggest that due to the route being utilised by industrial vehicles, and given that it will link into the coastal path, more consideration will need to be given to cyclists.
- The consideration towards double yellow lines (traffic order) will form part of any future S.38 submission, should planning approval be granted. I would however suggest that such measures may be deemed necessary to prevent the route being used to park HGV's, which currently takes place on similar routes.
- The applicant has correctly identified that a road safety audit (stage 1/2) will be required and must be submitted as part of any planning application. Consideration will then also be given to whether further audits will be required.
- I'm satisfied that that submitted swept Path analysis demonstrates that the route is navigable by HGV's however full consideration in regard to the proposed design will also be dependent upon the findings of the safety audit.
- Visibility splays, including forward visibility, must be submitted for consideration and approval.
- It's proposed that the road will be restricted to 20mph. I would suggest the design would not encourage these speeds and therefore I assume that a TRO would be required to allow enforcement. This would need to be discussed with our Road Safety section as part of a S.38 submission.
- The proposed route will link into the existing road however its noted that the existing road is private. I would therefore suggest that its use cannot be guaranteed which may result in vehicles not being permitted to continue onto Corporation Road. Consideration may therefore need to be given to the provision of a turning point.

Proposed flood alleviation works within the highway on Stephenson street

- Bioretention areas are proposed on Stephenson Street. Their suitability, from a drainage perspective, will be considered by our SAB Team as part of any SAB submission. They will however also reduce the width of the road to single carriageway. Consideration will need to be given to road markings, the need for traffic orders and whether potential queuing for the transporter bridge will affect its use. The suitability of such an alteration will require further consideration and consultation with our Road safety team.
- Details in relation to the retaining structures should be submitted with any application to identify whether they will impact the highway.
- Its noted that a paved area is proposed. I would question the suitability of this material in this location given that it forms part of the flood defence structure and therefore could be more susceptible to damage during flooding? I would also suggest that the changes in gradient in this location makes them unsuitable.
- Operation of the flood gate system will need to be agreed with the Highway Authority. I understand that this is already being discussed.
- Long Sections and cross section will be required to determine the suitability of the alterations to the gradient of Stephenson Street.
- Any flood alleviation works resulting in alterations to the adopted highway must form part the road safety audit.

PROW

- The Public Rights of Way officer will provide comment on such matters should a planning application be submitted.

Traffic Reassignment and Impact

- It's noted that the proposed route will be the sole route available during a flooding situation resulting in the deployment of the flood defence proposals. It's also noted that the proposed road will be available at all times, which is acceptable subject to approval of detailed design.

CEMP

- The CEMP must include such details as:
 - Wheel was facilities
 - Dust suppression
 - Contractor Parking
 - Contractor Compound
 - How construction may affect access to existing properties and how this will be managed during the construction process.

General Comments

- Any works within the adopted highway will require a S.111 agreement and approval from the Highways authority. Consideration towards adoption of the new route will require the submission of a S.38 application and will be subject to commuted sums. Applications for these agreements are available on request.
- Consideration towards construction details will only be carried out as part of any future S.38/S.111 submission.

Regards

Matt McEwan

Senior Traffic, Transport & Development Officer/Uwch Swyddog Traffig, Trafnidiaeth a Datblygu
City Services/ Gwasanaethau'r Ddinas
Newport City Council/Cyngor Dinas Casnewydd





Ein cyf/Our ref: CAS-141965-M8R7

23/04/2021

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: CONSTRUCTION OF THE STEPHENSON STREET FLOOD DEFENCE SCHEME, INCORPORATING THE CONSTRUCTION OF 6NO. FLOOD WALLS (CONCRETE AND SHEET PILE), REFURBISHED FLOOD EMBANKMENTS AND PATHS INCLUDING THE WALES COAST PATH, A HIGHWAY FLOOD GATE, A NEW 0.7KM FLOOD RELIEF ROAD, LOCALISED GROUND RAISING AND CULVERT ENHANCEMENTS TO REDUCE THE CHANGE OF TIDAL FLOOD RISK FROM THE RIVER USK AND LANDSCAPING WORKS ALONG THE ROUTE AND AT CORONATION PARK, NEWPORT.

LLEOLIAD / LOCATION: STEPHENSON STREET, NEWPORT.

Thank you for providing a requisite notice to us under Article 2D of the above order. We received a copy of your proposed application on 22 March 2021.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirements are met. Otherwise, we would object to this planning application.

Requirement 1: Marine Water Quality

Requirement 2: Marine Water Framework Directive

Requirements 3-6: European Protected Species

Requirements 7-9: Protected Sites – River Usk Special Area of Conservation (SAC)

Please note further details regarding the afore mentioned requirements can be found under their corresponding letter heading.

Marine Water Quality

We have reviewed the following documents submitted in support of the above application:

- 'Ecological Appraisal Report', prepared by Arup, reference 274580-ARP-XX-NW-RP-EN-0004, version 2.1, dated 11 March 2021.
- 'Record of a Habitats Regulations Assessment of a Project NRW Stephenson Street Flood Defence Scheme', prepared by Natural Resources Wales, reference 274580-ARP-XX-XX-RP-EN-0002, dated March 2021.
- 'WFD Compliance Assessment', prepared by Arup, reference 274580-ARP-XX-XX-RP-EN-0003, dated 11 February 2021.
- 'Drainage Strategy Report', prepared by Arup, reference 274580-ARP-XX-XX-RP-CX-1000, P01, dated 1 March 2021.
- 'Environmental Constraints and Opportunities Record', prepared by Arup, reference 274580-ARP-XX-XX-RP-EN-0001, dated March 2021.

Ecological Appraisal Report

We welcome the inclusion of GPP5 into the Environmental Action Plan (Section 5.1) and the use of a design that does not require a temporary access track that avoids encroachment into the River Usk Special Area of Conservation (SAC) (Section 5.2.1.1). Additional mitigation measures of silt fencing busters or bales are stated in the Ecological Appraisal Report, HRA, WFD Compliance Assessment and the Environmental Constraints Opportunity Records (ECOR) however, no further information has been provided on these mitigation measures. We advise that further information is provided for completeness.

We also agree that indirect impacts of pollution events and mobilisation of sediment are mitigated by the implementation of standard best practice and pollution control measures.

Habitats Regulations Assessment

We agree that if standard best practice is secured through the Environmental Action Plan (GPP5 and CIRIA) then water quality effects in construction can be ruled out (Section 4.2).

WFD Compliance Assessment

In table 6 we agree with the conclusion that provided mitigation measures are implemented that there is little risk to water quality. Furthermore, the ground investigation has not found any contamination sources (HRA page 26) and as such we can agree that, with best practice measures in place, that specific pollutants and/or priority substances pose little risk to water quality.

Drainage Strategy Report

No further comments.

Environmental Constraints and Opportunities Record (ECOR)

We note from the table on page 46 states 'all works will be undertaken in accordance with the Environmental Action Plan EAP-274580-ARP-XX-XX-RP-EN-0006' and that 'additional measures such as silt fencing, silt busters or bales may be necessary to prevent silt or contaminants from being released into connecting watercourses.' We welcome the use of such mitigation measures; however, as above we could not find any further information in the Environmental Action Plan.

Requirement 1: To address our concerns, further information is required regarding the additional mitigation measures of silt fencing busters or bales and further information on silt netting.

Marine Water Framework Directive

We have reviewed the WFD Compliance Assessment, prepared by Arup, reference 274580-ARP-XX-XX-RP-EN-0003, dated 11 February 2021.

Requirement 2: We advise that it must be made clear which classifications are being used for the information from Water Watch Wales.

The 2018 classifications can only be used in conjunction with the 2015 classifications for context. See paragraph below from Water Watch Wales:

'How robust was the quality assurance of the estuarine and coastal classification compared to previous years?

Due to limited resources it was not possible to carry out a full quality assurance of the estuarine and coastal classification as undertaken in previous years. Where there is a change in status, the interim classification result must be used alongside the 2015 classification to provide context. Any decisions based on the interim classification will need to be carefully considered and will need to be informed by any investigations into the status change.'

Further Advice

We are unable to comment on the freshwater WFD waterbodies as these are out of remit for the marine team. We welcome the inclusion of an adequate scoping assessment which addresses both the potential risks arising from each activity identified and in doing so, our previous comments. Furthermore, we welcome the implementation of best practice techniques and agree that with the proposed mitigations in place, the activities are unlikely to cause deterioration of the WFD elements in the Usk Transitional waterbody.

Marine Geomorphology and Physical Processes

All previous potential issues have been resolved and therefore no further action is needed

Marine Ecology

We note that there were no specific marine benthic ecology issues noted previously due to the site being a riverine proposal (despite the tidal influence). Having reviewed the documents and given our previous response on the Environmental Constraints and Opportunities Record (ECOR), dated 10 September 2020, we continue to have no comments from a marine benthic ecology perspective.

Marine Ornithology

No action was required from the previous ornithology comments that confirmed no additional survey work was needed to inform the HRA. We agree with the HRA that the potential effects on bird features of the Severn Estuary Special Protection Area (SPA) and Ramsar can be screened out due to spatial separation and absence of records or observations of associated waterbirds within 1.5km of the site.

Marine Fish and Fisheries

On the basis of the measures secured in the Environmental Action Plan (prepared by Arup, reference 274580-ARP-XX-XX-RP-EN-0006 version 2.1 dated 16/03/2021), that all piling will be out of water, >30m from mean high water springs (MHWS) and conducted using a hydraulic piling method, then our previous concerns would have been addressed and no further comments to make.

European Protected Species

We have reviewed the following documents submitted in support of the above application:

- 'Environmental Constraints and Opportunities Record', prepared by Arup, reference 274580-ARP-XX-XX-RP-EN-0001, dated March 2021.
- 'Ecological Appraisal Report', prepared by Arup, reference 274580-ARP-XX-NW-RP-EN-0004, version 2.1, dated 11 March 2021.
- 'Preliminary Ecological Appraisal Addendum – Nash Wall', prepared by Arup, dated 8 August 2019.
- 'Preliminary Ecological Appraisal Addendum – Railway Wall', prepared by Arup, dated 2 March 2020.
- 'Preliminary Ecological Appraisal Addendum – Felnax Estate and Marshalls Estate', prepared by Arup, dated 14 February 2020.
- 'Preliminary Ecological Appraisal Addendum – Railway Wall Access Route', prepared by Arup, reference 274580-ARP-XX-RW-RP-EN-0002, issue 2, dated 10 December 2020.
- 'Environmental Action Plan (EAP)', prepared by Arup, reference 274580-ARP-XX-XX-RP-EN-0006, version 2.1, dated 16/03/2021.

We refer you to our previous response on the Environmental Constraints and Opportunities Record (ECOR), dated 10 September 2020. In our comments, we indicated the need to see robust justification for any assumption of absence of otter and water vole from the area of works, especially where habitat suitable for the species is to be lost to or fragmented by the proposals, and where this loss or disconnect is proposed to go unmitigated. We also requested justification for ruling out Great Crested Newt (GCN) presence altogether, despite eDNA evidence in pond 4 by Stephenson Embankment. We discuss these matters further in the relevant sections below, as well as new points raised by the review of the above documents.

Requirement 3: We continue to advise that a robust mitigation scheme to avoid permanent habitat fragmentation by the new flood defence structures for all protected species potentially be present and affected should be devised.

In our previous response we also noted and supported the recommendation of an updated walkover survey, should the start of the works be significantly delayed from the timescale proposed, to ensure the baseline conditions of the site have not changed. Where that delay was significant, we advised that further targeted protected species survey may become necessary. These recommendations remain relevant to the amended proposals.

Otter

We welcome the proposed pre-clearance/pre-construction checks and harm avoidance measures as outlined in the above documents. We accept that based on the survey findings, the chances of otters using any habitat within the development footprint or directly adjacent for breeding or as a permanent resting site is very low, and that any otter use of on-site habitats is likely to solely consist of foraging and commuting.

Requirement 4: Nevertheless, we seek clarification on how connectivity from the River Usk to suitable foraging habitat along the entire scheme is to be retained post-development. We seek clarification of any amended otter passage proposals at the Hanson Conveyor site, where previously a ramp structure was proposed.

Water Vole

In regard to the possible presence of water vole within or adjacent to the development site, we acknowledge the results of the survey, which found possible water vole droppings and feeding remains at waterbody 11 (eastern bank of sludge lagoon) located 280m from the area of proposed works. We note that all waterbodies nearer than 280m to the proposed works were assessed as unsuitable for water vole, and thus water vole are likely to be absent from the development footprint. It does not appear that the proposals would result in any disconnect between areas of habitat suitable for water vole. We are therefore satisfied that the proposed actions to prevent killing or injury of water voles, as outlined in the above Environmental Action Plan (EAP), suffice to safeguard against any potential impacts on the species against any potential impacts on the species by the development.

We note that Section A5.6 of the EAP states that *"If any water vole breeding/resting areas are found during pre-construction checks, further survey work and mitigation measures may also be required, in addition to a Protected Species Licence which would be obtained from NRW."* We wish to point out that no provision for granting a licence for the specific purpose of development exists within the Wildlife and Countryside Act 1981, under which the water vole is protected. In order to gain a conservation licence in respect of water voles from NRW, the proposals would have to demonstrate a conservation benefit to the species.

Requirement 5: Therefore, we advise that further information is provided on whether a water vole conservation licence is likely to be required, and if so, the measures that will be put in place to ensure a conservation benefit to the species.

Great Crested Newt (GCN)

We note from Section 3.3.1 of the document entitled 'Stephenson Street Flood Defence Scheme Preliminary Ecological Appraisal Addendum – North of Transporter Bridge Ground Raising', that one waterbody, indicated by target note 4, was present at this section of the site. The waterbody was assessed as having a HIS score of 0.42; no further consideration has been given to the potential presence of GCN at this location. In addition, we note from 'Stephenson Street Flood Defence Scheme – Preliminary Ecological Appraisal Addendum – Railway Wall Access Route' that target note 6, a culvert with standing water, was assessed as having a HIS score of 0.49, but that GCN would not be considered further in the assessment.

Requirement 6: We advise that eDNA survey of the above waterbodies is undertaken, and, should a positive result be returned, further surveys to determine population size will be required. The surveys must accord with best practice guidelines. Furthermore, we seek clarity that all other waterbodies (including those with a poor HIS score) along the scheme length have been subject to eDNA surveys, and recommend that a map/drawing showing the location of each water body, along with a HIS score and eDNA result, is submitted as part of the full application.

In relation to the positive eDNA result obtained from waterbody 4 by Stephenson Embankment, we note from the above Ecological Appraisal Report that the eDNA score from the pond was 1/12 (1 out of 12 tests scoring positive), indicating low confidence in the result. No evidence of GCN was found during the six subsequent physical surveys. In addition, the waterbody was found to contain fish. We therefore accept that GCN are likely absent from this waterbody, as well as the other waterbodies surveys thus far.

Bats

We note from the EAP that three trees (TN8, TN10 & TN14), were assessed as having moderate bat roosting potential, and that emergence survey of the trees is proposed for the bat active season in 2021, and that should any of the trees be affected by the proposals, additional survey is proposed. We advise that results of any such surveys are submitted as part of the full planning application, with appropriate mitigation proposals, where necessary.

We would be pleased to review our position and provide further advice when consulted on the further information specified above.

Protected Sites – River Usk Special Area of Conservation (SAC)

We have reviewed the 'Record of a Habitats Regulations Assessment of a Project NRW Stephenson Street Flood Defence Scheme', prepared by Natural Resources Wales, reference 274580-ARP-XX-XX-RP-EN-0002, dated March 2021 submitted in support of the above application. We advise that an adverse effect from the proposed development on the integrity of the River Usk SAC cannot be ruled out.

It is noted that the proposed works sit within the Shoreline Management Plan (SMP) 'NEW5' policy unit and that NRW have confirmed (02/09/2020) that policy units within the River Usk and the Severn Estuary will not be affected by the improved flood defences and that a Coastal Squeeze Assessment was not required to support the project.

We agree that all relevant European Sites are included in the assessment. The River Usk SAC is correctly included and certain features of this site are appropriately screened out, that being those features not occurring at this location nor capable of receiving impacts due to being non-tidal, freshwater features. The Severn Estuary SAC/SPA/RAMSAR are also screened out at section 3.2.1.

It is further noted that this HRA includes the iterative assessment process that has been undertaken over time and that therefore it includes elements that may have been considered at an earlier stage that now will not be taken forward.

With regards to the impacts of the current adopted (see section 4.2) operations to install the sheet pile wall, in and of itself, it is noted that these operations cannot have direct impact upon the SAC habitat features as none occur at these locations (the habitat of the wall itself and the adjacent saltmarsh are not SAC features (the saltmarsh is an SSSI feature)).

The Project Details section of the assessment (Activity Proposed) gives a full list of project components. Evidently, the matters currently carried forward from here to section 3.2.2 are entirely relevant to test of likely significant effects. Some other components appear to be screened out at this stage without further discussion. Whilst it is possible that some of the other matters are unlikely to have impact pathways (due, for example scale, nature and location) this is less clear with other matters.

Requirement 7: It is recommended that information is supplied for all matters where impact pathways are possible. If no pathway is present, then information to support this should be provided. For example, the Orb Works to raise ground are listed as being within c6 and c30 of the SAC boundary (significantly nearer than some matters included in further assessment).

Within section 3.2.1 there is discussion regarding the supporting habitat in areas beyond the boundary of a SAC which are connected with or 'functionally linked to the SAC features'. It is agreed that regarding the functionally linked habitat for all fish features this can be screened out. **However, it is not clear that the impacts to functionally linked habitat used by otter has been fully assessed.** The potential for continuity of use of habitat within and without the SAC for otter is not fully assessed. Reconsideration of this may show an impact pathway or if the construction design allows for, or does not impinge on this matter, or is mitigated for, this may need to be made clear in the assessment at the correct stage.

Likelihood of Significant Effects

Section 3.2.2 screens the project for the likelihood of significant effects of the project components on the relevant features of the River Usk SAC. Some matters are correctly screened out at this stage as not being capable of having a significant effect on the SAC and this opinion is supported by the information set out within this stage of the assessment.

For some other matters it is concluded at this stage that without measures intended to avoid or reduce harmful effects, there are impact pathways and significant effects that cannot be ruled out (and in line with People over Wind ruling), and these matters are taken to the appropriate assessment stage. We agree that these matters are correctly progressed.

Requirement 8: Reconsideration given to whether Water Quality during operational period with regard to surface water drainage system for the new highway located within the Felnax and Marshalls Estate should be screened out. It is unclear whether the design and/or the control mechanisms within this part of the project are compliant with the 'People over Wind' ruling and you may wish to reconsider this matter. In

doing so, it may be helpful to refer to the NRW guidance on this matter. Reconsideration may lead to this matter being "screened in" and therefore being taken to the next stage.

In section 1 the 'Activity Proposed' table description states "Upgrading to the existing Stephenson Street flood embankment along the eastern boundary of Coronation Park. Works would include the raising and widening of the existing embankment." It is understood, from discussion, that whilst this operation will widen the embankment on the eastern side, into the adjacent park (away from, not into the SAC) and that all works will be carried out from the eastern side, thereby negating negative impacts from the works, in and of themselves, on the SAC. It is recommended that this matter is made clear within the assessment and that any impact pathways that could occur from these works (such as pollution etc) are addressed within the assessment.

The screening decision at section 3.2.3 identifies that matters that require carrying to the next stage. This section lists the currently identified impact pathways for the matters covered at this stage and we agree that it is appropriate to carry these matters forward. However, subject to the outcomes of any reconsiderations, this stage of the assessment may require updating to reflect changes.

Appropriate Assessment

Section 4.1 assesses the currently identified potential impacts against the SAC conservation objectives where a potential impact pathway exists. As detailed above, subject to the outcomes of any reconsideration at this stage of the assessment may require updating to reflect the requirements of the Regulations.

The matters currently identified are:

1. **Water Quality – Construction:** Uncontrolled pollution etc. from construction could impact water quality and has the potential to impact on the SAC and states that further controls are required to prevent this. This matter is addressed in section 4.2
2. **Physical Habitat:** Temporary Construction Access Track was proposed on the riverside toe for the existing bank to facilitate the sheet piling work (no longer proposed). As stated above, it is noted that this document is iterative and includes matters that are no longer under consideration. This matter is one no longer under consideration and alternatives are discussed further in the following section 4.2.
3. **Associated Infrastructure:** There are several operations identified in section 3.2.3 and "screened in" as requiring further assessment and in section 4.1 these are deemed able to have adverse effect on site integrity and therefore requiring further assessment. However, within section 4.2 no mitigation, reduction or avoidance measures are presented to negate impacts (see comments for section 4.2 below).

These Associated Infrastructures are as follows:

- Access Ramp – the access ramp from Stephenson Street will allow emergency river access to rescue services and maintenance access.
- Viewing Platform – the viewing platform will encroach into the SAC boundary by c. 1-2m. The structure will be installed using a no excavation method from the embankment.
- Conveyor Footbridge – It is an existing structure; the project will replace it.
- Surface Water Drainage Outfall – minor headwall and outflow pipe to be installed through the existing embankment with storm overflow dissipating to ground.

Requirement 9: It is unclear if it is deemed that these matters are capable of impacting upon the integrity of the identified SAC with or without control measures and it is recommended that these matters and any potential impacts pathways that may be associated with these are addressed fully as part of the assessment.

Water Quality – Operational

As detailed above, it is unclear that it is appropriate to screen out, at the likely significant effects stage, Water Quality during operational period with regard to the surface water drainage system for the new highway located within the Felnax and Marshalls Estates.

Disturbance and Entrapment of Otter

It is recognised that in the absence of controls disturbance and entrapment could impact on this feature. Conclusion agreed.

Section 4.2 Assessment of the project considering additional mitigating measures, conditions or restrictions.

- Water Quality – Construction: Measures are identified here to control any impacts associated with this matter. Provided that these measures are secured by the appropriate mechanism we agree that it can be concluded that no detrimental impact on the SAC integrity will occur in relation to this matter.
- Physical Habitat: matters relating to the installation of the sheet piling method are appropriately concluded as not able to adversely affect the integrity through the adoption of the Gilken method and the project commitment to this method. This method is assessed as an effective measure to prevent impacts in and of itself (and without requiring control measures). This is agreed, and it may be the case that the presentation of this method earlier within the assessment may have allowed this matter to have been screened out earlier. However, it is agreed that the adoption of this method will avoid any impacts to the SAC and on that basis, we agree with the conclusion.
- Associated Infrastructures: the physical habitat pathways identified for the associated infrastructures have been carried to this stage of the assessment therefore assumes that they carry impact pathways. However, as detailed above there are no specific measures aligned to these matters that allow a “no impact” conclusion.
- Water Quality – Operational: As detailed above it is unclear that it is appropriate to screen out, at the likely significant effects stage, Water Quality during the operational period with regard to the surface water drainage system for the new highway located within the Felnax and Marshalls Estate.

- **Disturbance and Entrapment:** Appropriate controls to prevent impacts from disturbance and entrapment are detailed here and provided that these are secured by the appropriate mechanism, we agree with the conclusion.

Further Advice

Regarding associated infrastructure the assessment document states several times that “as far as practicable and has been located in an area of disturbed ground with negligible faunal interest”. It appears this should read “flora interest” as reference is made to quadrat data.

Protected Sites – River Usk Site of Special Scientific Interest (SSSI)

The scheme proposes flood defence improvement works of approximately 1,600m within or adjacent to the above SSSI and associated works, some that lie either part within or adjacent to the above SSSI. The River Usk (Lower Usk) SSSI is notified for several riverine features. Of relevance to the assessment of potential impacts to the special interest of the site from this project are those features occurring either at this locality or mobile features (species) that may be affected.

Impacts to the features of the SSSI could occur through impacts to water quality, loss, damage or degradation to the saltmarsh habitat, from invasive non-native species (INNS), detrimental impacts on fish species or otter. These are the features that could conceivably be impacted by this project (all other features can be discounted due to their not being present nor capable of receiving impacts). The documents submitted in support of the project include these relevant features and correctly discount those features not present nor capable of receiving impacts.

We have reviewed the following documents submitted in support of the above application:

- ‘Ecological Appraisal Report’, prepared by Arup, reference 274580-ARP-XX-NW-RP-EN-0004, version 2.1, dated 11 March 2021.
- ‘Stephenson Street Embankment, Newport, Vegetation Survey 2019 Update’, prepared by Sturgess Ecology, reference C245/D2/V1, dated August 2019.
- ‘Environmental Action Plan (EAP)’, prepared by Arup, reference 274580-ARP-XX-XX-RP-EN-0006, version 2.1, dated 16/03/2021.

NRW consider the proposals have the potential to impact upon the River Usk SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded and we provide the following advice.

Water Quality

Regarding the potential for impacts to water quality, provided that the control measures identified as part of the project are fully implemented and appropriately secured it is agreed that detrimental impacts to the water quality of the SSSI can be avoided.

Saltmarsh

It is noted that the sheet piling works (other than at an initial minimal start location) are to be carried out using a “press-pile” system that is non-percussive and which will stay within the footprint of the sea wall and will be delivered without incursion onto the SSSI feature saltmarsh habitat. This proposal is supported due to its prevention of impacts to the above SSSI feature.

There are instances where the associated works listed in the above document may have limited impact upon the saltmarsh feature of the SSSI. Section 5.2.1.1 European and National Sites of Ecological Appraisal Report recognises that these associated works will entail some minor loss of saltmarsh habitat and states "Approximately 100m² of saltmarsh habitat will be temporarily lost, relative to an area of saltmarsh in the local vicinity exceeding 75,000m²; saltmarsh is anticipated to re-establish within the concrete mattress during operation." It is agreed that this area is small and sensitive work methods will likely allow redevelopment. It is recommended that this area is specifically included in the monitoring programme to ensure re-development of saltmarsh or saltmarsh pools. It is advised that, where feasible the relevant recommendations relating to this habitat put forward in the Vegetation Survey are applied.

Migratory Fish Species

It is noted that the design of the scheme will ensure that no impacts to fish species features of the SSSI are possible. This is described in section 5.2.2 of the Ecological Appraisal Report. This sets out the requirements to avoid impacts to migratory fish and provides the details of the scheme that make clear impacts will not occur. These are, in short, that the potential works capable of impacts to migratory fish are beyond recommended distances and further there will be no percussive piling other than the works required to inset the first few piles, then allowing the press-piling to commence.

Non-migratory Fish Species

Potential impacts to non-migratory fish would occur through pollution events. These matters are to be controlled through the actions identified in the 'Environmental Action Plan'. Provided that these matters are secured appropriately, impact can be discounted.

Otter

Section 5.2.3 of the Ecological Appraisal Report summarises the survey and usage of the area by otter and the measures to be implemented during construction to avoid impacts. Further consideration might be given to access points along the steel pile wall, in consultation with the NRW species team, to facilitate the movement of otter here.

Environmental Action Plan

The Environmental Action Plan (EAP) summarises the actions required to implement the environmental mitigation for the scheme. This document is referred to as the means to secure appropriate mitigation and best practice. The mechanisms identified here may require transposing to a more appropriate means such as a CEMP and planning conditions.

The matters below are those found within the table on page 10 of the EAP, where direct and/or indirect potential impacts are capable of affecting the features of the SSSI, the objectives (to prevent potential impacts) and the actions (mechanisms to prevent impacts).

A4.1 and B5.1 Water Quality: These sections list the relevant procedures/guidance for works in or near water. Adherence to these, if appropriately secured by relevant condition will prevent impacts.

A4.2 Flooding: FRAP to be submitted for both temporary and permanent elements of the project. Any permits to prevent flooding will need to be designed in a manner that will prevent impacts on the SSSI (and the SAC).

A5.1 and B6.1 INNS: Matters to control will need to follow appropriate protocols and if appropriately secured by relevant condition will prevent impacts.

A5.3 Otter: Measures to prevent killing or injury. As stated, further work will be required on an iterative basis.

B3.1 and B3.2 Soils: Measures to ensure pollution prevention, appropriate storage, handling and trafficking of soils. If appropriately secured by relevant condition will prevent impacts.

Provided that the measures identified to avoid, reduce or otherwise mitigate impacts and the adherence to the relevant best-practice and guidance referred to is secured through the appropriate mechanisms detrimental impacts can be avoided.

It is advised that the recommendations of Stephenson Street Embankment, Newport Vegetation Survey are followed.

Geoscience

We have reviewed the 'Environmental Constraints and Opportunities Record', prepared by Arup, reference 274580-ARP-XX-XX-RP-EN-0001, dated March 2021 and are satisfied that our earlier comments have been considered. However, we would like to highlight that the geotechnical desk study and subsequent ground investigations have not been submitted to us for review and therefore we cannot fully agree with the summary of this work provided in the ECOR. As part of any full planning application these reports may be required in order to review the original site investigation methodology/lab analysis etc., to check original data against the ECOR summary of previous work.

Development and Flood Risk

No further comments to add our previous response to the application.

Freshwater Water Framework Directive

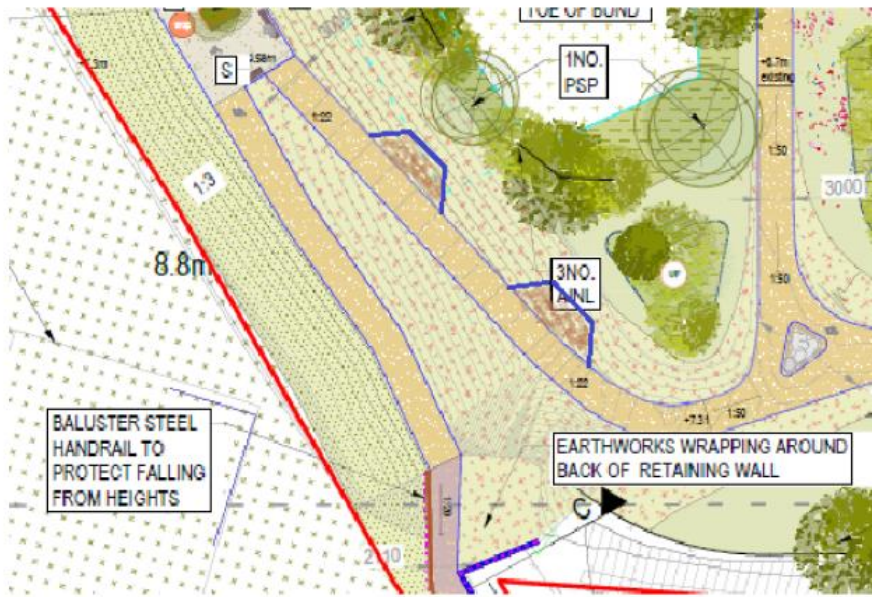
No concerns with the proposed scheme, as submitted.

In addition to be above, please see below for further advice and comments from consultees that are not on the Development Planning Advice Service Constraints Checklist.

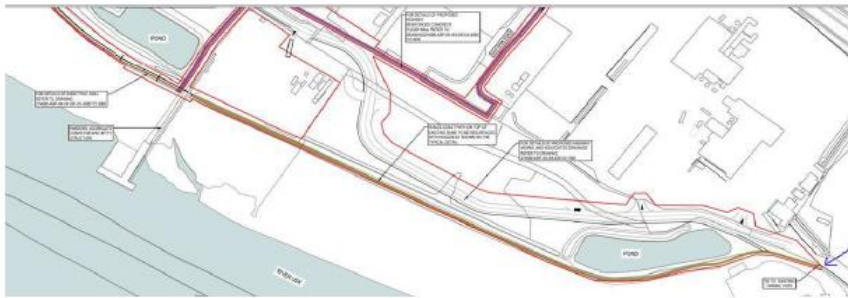
Visitor Experience

We recommend you consider increasing access opportunities by providing level resting platforms (1-2) along the length of the ramp to aid people with pushchairs/wheelchairs and some perch posts for people with mobility difficulties. We also recommend you consider the following:

How much of the revamped Wales Coast Path will be wheelchair accessible – all the way to the blue arrow below from the end of the stiped brown surfacing shown below?



Will there be a turnaround point where it ceases to be wheelchair accessible? Is there a drop of level to where meets tarmac at the blue arrow below? If yes, what is the gradient?



People and Places

Regarding the above scheme, my comments relate to the provision for and enhancement of public access in respect of the Wales Coast Path (WCP) as part of the Scheme.

Background

The Wales Coast Path follows the top of the existing flood embankment south from the Transporter Bridge. This section has excellent views of the River Usk and wider landscape. Although close to urban and industrial areas, it is especially valuable because it provides path users with a rural feel due to the natural path surface, and uninterrupted natural vegetation extending down to the River Usk.

Involvement in the Scheme

We have been involved from an access perspective in discussions about this scheme from the earliest design stages. As a result of this early involvement, we have been able to work with the design team to explore options for provision of the WCP to ensure that within the constraints of the site, the path will be accommodated to a high standard. Given there will inevitably be some loss of rural feel given the engineering requirements of the scheme, we are satisfied that the proposed design of the path will enhance the opportunity for users to appreciate the natural and historic industrial landscape which will compensate for any loss of rural feel of the path itself.

Enhancements

In addition, the proposed landscape and access improvements within Coronation Park, along with a new access point to/from the WCP will expand the offer and provide multiple benefits for coast path users and park visitors.

Accessibility

There may be pressure to respond to concerns about illegal motorised vehicle access at the Transporter Bridge end of the WCP by installing an access barrier. In this case, we would encourage full consideration of the needs of those with protected characteristics (as defined by the Equality Act 2010) when designing gateways, and Wales Coast Path Quality Standards before implementing any such restriction. The publication '[By all reasonable means](#)' sets out best practice for this approach.

Please note, we would recommend that initially, no access barrier is incorporated into the scheme and that the situation is reviewed based on evidence, if illegal access becomes a significant problem.

Overall, the involvement in this scheme has been a positive process. The collaboration and input from a range of disciplines has resulted in a design for the WCP that has worked around constraints to create a route that will give users a high-quality experience. We support the scheme with the small caveat regarding the recommendation around access at the Northern end.

People and Places

We consider the proposals for the enhancements to the park, and linking it to the coast path, are well designed so no further comments.

Health and Wellbeing

In our previous response on the Environmental Constraints and Opportunities Record (ECOR), dated 10 September 2021, we recommended undertaking a Health Impact Assessment (HIA) in order to understand in more detail, the impacts that may be felt by people and the wider community.

An HIA has now been carried out where we were consulted and fed into the HIA documentation. As such, we do not have additional comments apart from ensuring that the recommendations that were highlighted in the HIA, are followed up to help mitigate and enhance the project. The HIA should also remain under review if elements of the project change.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

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](#).

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning permission being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

