

1660-Condition Discharge – Application 1 (AKPA/ 24/0756)

Contract: **Proposed discharge of Conditions Crawford Street, Newport**

Contract No: **1660**

Version 1

Date: 24th February 2026

Introduction

This document has been prepared to support an application to discharge Pre Commencement Conditions attached to Planning Consent AKPA/ 24/0756, for a residential development at land adjacent to Kelvedon Street, Newport.

The relevant Conditions are:

- Condition 2: Appointment of Arboriculturist,
- Condition 3: CEMP
- Condition 4: Contamination Risk Assessment,
- Condition 5: Enclosure details
- Condition 6: Construction Phasing
- Condition 7: Retaining wall details
- Condition 8: ULEV Infrastructure details
- Condition 9: Crossover closure details
- Condition 16: Amenity Space Management

We have set out below details of the information submitted in respect of each of these conditions:

Condition 2: Appointment of Arboriculturist

Condition 2 states:

"No development, shall commence until an Arboriculturist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –

- (a) *Pre construction site meeting*
- (b) *Signing off the tree root protection barrier*
- (c) *Oversee working within any Root Protection Area including landscaping;*
- (d) *Reporting to the Local Planning Authority;*
- (e) *The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer....."*

The following document is submitted in discharge of this Condition. The document address the issues raised in the Condition:

- Treescene Services.pdf

It is confirmed that MVR Solutions have appointed Messrs Treescene to carry out the services listed in the Condition and in the quote provided as part of this submission.

Hopefully the submitted information is sufficient and the Condition can be discharged allowing construction to commence.

The reporting required as part of the Condition will be submitted at the appropriate times.

Condition 3: CEMP

Condition 3 states:

"No development or phase of development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- *Construction methods: details of materials, how waste generated will be managed.*
- *General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.*
- *Soil Management: details of topsoil strip, storage and amelioration for re-use.*
- *CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.*
- *Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities.*
- *Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption and wastewater.*
- *Traffic Management: details of site deliveries, plant on site, wheel wash facilities*
- *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
- *Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details*
- *o*

The CEMP shall be implemented as approved during the site preparation and construction phases of the development. ..."

The following document is submitted in discharge of this Condition. The document address the issues raised in the Condition:

- 1660 PL1-CEMP.pdf
- 1660 PL1-20 Site management plan

Please note that the CEMP includes a Construction Method Statement to address Condition 6.

Hopefully the submitted information is sufficient and the Condition can be discharged allowing demolition to commence.

Condition 4: Contamination Risk Assessment

Condition 4 states:

"No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- *all previous uses*
- *potential contaminants associated with those uses*
- *a conceptual model of the site indicating sources, pathways and receptors*
- *potentially unacceptable risks arising from contamination at the site*

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details....."

The following documents are submitted in discharge of this Condition. The documents address the issues raised in the Condition:

- 13203 - Tier 2 and 3 Report - 02

Hopefully this is acceptable and the Condition can be discharged.

Condition 5: Enclosure details

Condition 5 states:

"Notwithstanding the means of enclosure details provided, prior to commencement of development, full details of enclosures to all communal areas shall be submitted to and approved in writing by the Local Planning Authority along with a management plan for the maintenance and security of communal areas, notably those areas subject to gated pedestrian access. The development shall be undertaken in accordance with the approved details with enclosures completed prior to first occupation of any apartment and retained for lifetime of development..."

The following documents are submitted in discharge of this Condition. The documents address the issues raised in the Condition:

- 1660PL1-22 Boundary Treatments.pdf
- Kelvedon Road - Amenity Management – AJ.pdf

Hopefully the submitted information is sufficient and the Condition can be discharged allowing demolition to commence.

Condition 6: Construction Phasing

Condition 6 states:

"No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

- Construction traffic routes, including provision for access to the site
- Entrance/exit from the site for visitors/contractors/deliveries
- Location of directional signage within the site
- Siting of temporary containers
- Parking for contractors, site operatives and visitors
- Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
- Temporary roads/areas of hard standing
- Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
- Storage of materials and large/heavy vehicles/machinery on site
- Measures to control noise and dust
- Details of street sweeping/street cleansing/wheelwash facilities
- Details for the recycling/disposing of waste resulting from demolition and construction works
- Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority...."

The following documents are submitted in discharge of this Condition. The document address the issues raised in the Condition:

- 1660-PL1-CEMP.pdf
- 1660 PL1-20 Site management plan

Please note that the CEMP includes the required information to discharge the condition..

Hopefully the submitted information is sufficient and the Condition can be discharged allowing demolition to commence.

Condition 7: Retaining Walls, Green Roofs

Condition 7 states:

"No development shall commence until full details of all retaining walls, vehicular ramp and green roof details have been submitted to and approved in writing by the local planning authority. The details shall include a monitoring and maintenance plan for the green roofs to include photographic evidence by a Landscape Consultant, timings for planting and replacement plants where necessary by 31st December for year 2 and 5 after planting.

With the exception of the timings above specifically referring to the green roof, the development shall be completed in accordance with the approved details prior to the first occupation of any unit as hereby approved and shall thereafter be permanently maintained thus...."

The following documents are submitted in discharge of this Condition. The document address the issues raised in the Condition:

- 1660PL23 - Retaining wall sections.pdf

Full details of the green roofs to the bike and bin store are shown on the approved drawing 1660PL1-11 Bin & Bike Store. However, they are repeated here for purposes of discharging this condition.

The Green roofs to the bin store and the bike store will be a Bauder Extensive Sedum blanket on a cold bitumen applied waterproof finish as seen at:

<https://www.bauder.co.uk/green-and-blue-roofs/green-roofs/extensive-lightweight-sedum>

The species of plants within the blanket are shown on the document XF 301 and SB Sedum Species List

Sedum roofs require little to no maintenance and plants are self germinating and replacing. The roofs will be inspected by the appointed Landscape Consultant, DP Landscapes as part of the services set out in the Landscape Management Plan submitted as part of the planning application and approved. This document is enclosed again for clarity.

The following drawings/documents have been submitted to discharge this Condition:

- R01_Landscape Management Plan
- BauderGREEN-XF-301-System-Summary
- BauderLtd-ExtensiveGreenRoofSystem-XF301SedumBlanket
- XF301 Sedum Blanket Specification
- XF 301 and SB Sedum Species List

Hopefully the submitted information is sufficient and the Condition can be discharged allowing the development to commence.

Condition 8: ULEV Infrastructure

Condition 8 states:

"No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained. ULEV Infrastructure shall be available to staff during the construction phase in so far as this is reasonably practicable...."

The following document is submitted in discharge of this Condition. The document address the issues raised in the Condition:

- 1660PL1-21 EV charging Infrastructure Plan

Hopefully the submitted information is sufficient and the Condition can be discharged allowing the development to commence.

Condition 9: Crossover

Condition 9 states:

"Except for site clearance and remediation, no development shall take place until a scheme to permanently close off the existing vehicular access on Kelvedon Street and Witham Street has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed prior to first occupation of any part of the development unless otherwise agreed in writing by the Council as Local Planning Authority...."

There is no existing vehicular access point on Witham Street as can be seen from the Google streetview image opposite. The boundary has a continuous palisade fence along its entire length and there is no evidence of any drop kerbs.



Whilst the survey/existing site plan indicates a gate on Feering St, there is no crossover, nor has there been for some time, see screenshot from Google Streetview below.

We are not sure what the gate was for but it does not appear to have been used for access.

We are not proposing to change the pavement in this location as can be seen from the approved drawings.



The existing crossover and opening in the fence on Kelvedon Street is being altered to provide vehicular access to the site as shown on the approved drawings. We have assumed that this will be dealt with by the relevant Highways section agreement needed before any works to the Highway could take place.

Hopefully the information submitted is sufficient to discharge the relevant condition.

Condition 16: Amenity Space Management

Condition 16 states:

"Prior to first occupation of the development hereby permitted full details of a scheme for the management and security of communal amenity space serving the development shall be submitted to the Local Planning Authority and written approval received. The communal amenity space shall thereafter be managed in accordance with the approved details for the lifetime of development....."

Management of the Amenity space is referred to in Condition 4 and relevant information has been submitted to discharge that condition. However, for the avoidance of doubt the information is also submitted to discharge this Condition (16).

The following documents are submitted in discharge of this Condition. The documents address the issues raised in the Condition:

- 1660PL1-22 Boundary Treatments.pdf
- Kelvedon Road - Amenity Management – AJ.pdf

Hopefully the submitted information is sufficient and the Condition can be discharged allowing demolition to commence

GENERAL

I have included below a schedule of all relevant submitted drawings and documents, including originally approved drawings with a checklist of which conditions they are relevant to, assist in your evaluation of the information submitted to date.

Where a drawing has been updated or newly submitted as part of this application it has been shown in red.

Condition No		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Drawing Number																	
Treescene Services doc			✓														
1660 PL1-CEMP.pdf				✓			✓										
1660 PL1-20 Site management plan				✓			✓										
13203 - Tier 2 and 3 Report - 02					✓												
1660PL1-22 Boundary Treatments.pdf						✓											
Kelvedon Road - Amenity Management						✓											
1660PL23 - Retaining wall sections.pdf								✓									
R01_Landscape Management Plan								✓									
BauderGREEN-XF-301-System-Summary								✓									
BauderLtd-ExtensiveGreenRoofSystem-XF301SedumBlanket								✓									
XF301 Sedum Blanket Specification								✓									
1660PL1-21 EV charging Infrastructure									✓								
1660PL1-11 Bin bike store								✓									

Note: drawings in red are revised or new drawings.