

Planning Services
Planning and Economic Regeneration
Newport City Council
Newport
NP20 4UR

24 September 2025

Our Ref: JGI/JAM/U0029312

Your Ref:

Dear Sir / Madam

Application to Discharge Planning Conditions – Marshalls Mono Ltd, Corporation Road, Newport, NP19 4RE

Newmark is instructed by Marshalls Mono Limited (“the Applicant”) to submit this application to Newport City Council (“the Council”) to discharge a number of conditions attached to planning permission ref. 22/0952 in relation to Eastern Dry Dock, Corporation Road, Newport, NP19 4RE.

The description of development can be summarised as follows:

“Application to discharge planning conditions from planning permission reference. 22/0952, comprising details pursuant to Condition 2 (WSI); Condition 3 (CEMP); Condition 4 (Vegetation Clearance); Condition 5 (Contamination); and Condition 7 (Flood Void Maintenance).”

This application has been submitted electronically via the Planning Portal (ref: PP-14356011) and the following documents have been submitted in support of this application:

- Planning Application Form (signed and dated)
- Application Covering Letter (this letter) dated 24 September 2025
- Written Scheme of Investigation, prepared by Border Archaeology
- Construction Environmental Management Plan, prepared by Marshalls
- Vegetation Clearance Methodology, prepared by Marshalls
- Geo-Environmental Desk Study, prepared by WYG
- Geo-Environmental Appraisal, prepared by Groundtech Consulting
- Flood Void Maintenance Methodology, prepared by Marshalls

A payment has been made under separate cover in the amount of £115, this being the requisite statutory application fee in this instance.

Background

Planning permission (ref. 22/0952) was approved on 13th July 2023 with the following description of development:

“Demolition of existing buildings and structures and the erection of a new HGV gatehouse, alterations to the existing site access and associated works.”

The Applicant is seeking to discharge the pre-commencement conditions, alongside some pre-construction conditions, to enable the commencement of works in the coming months.

Planning conditions

As noted above, this application seeks to discharge Condition 2 (WSI); Condition 3 (CEMP; Condition 4 (Vegetation Clearance); Condition 5 (Contamination); and Condition 7 (Flood Void Maintenance) attached to planning permission ref. 22/0952. The details of these conditions are summarised below, alongside the corresponding information that has been submitted to discharge them.

Condition 2

Condition 2 requires the submission of an archaeological written scheme of investigation to be submitted and approved:

“No development shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the programme of work shall be fully carried out in accordance with the requirements and standards of the approved written scheme.”

A Written Scheme of Investigation, prepared by Border Archaeology is submitted in accordance with Condition 2. This provides detail on the proposed watching brief during any groundworks with the potential to penetrate below the made ground, as well as contingent arrangements for the investigation and recording of any archaeological remains.

Condition 3

Condition 3 requires a Construction Environmental Management Plan to be submitted and approved:

“No works shall commence until details of a Construction Environmental Management Plan (CEMP) have been submitted to the Council. Following the Council's written agreement all works shall be undertaken in accordance with the agreed CEMP. The proposed CEMP shall include details of:

- *Dust suppression measures, having regard to BRE guide 'Control of Dust from Construction and Demolition Activities;*
- *noise mitigation measures;*
- *details of temporary lighting including hours of operation;*
- *details of enclosure of working areas;*
- *a drainage strategy to operate setting out controls of contamination, including controls to surface water run-off (both clean and foul), water pumping, sediment washout, measures for the storage of fuels and the prevention of fuel spills and leaks, measures for the storage of*

other hazardous materials, details of interceptors, spill response plans and wider pollution control measures along with surface water discharge points;

- *Details of the site compound including its location and layout including details of any semi-permanent plant such as concrete silos and any demountable buildings;*
- *Details of storage areas for materials, waste and temporary spoil heaps including the maximum height of storage;*
- *Details of persons responsible for the implementation of the CEMP including emergency contact details;*
- *Details of monitoring of CEMP related matters during the construction period (e.g. dust and noise monitoring);*
- *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;*
- *The routes that HGVs will take to the site during the construction period and associated parking for construction vehicle traffic;*
- *A complaints procedure and community liaison point of contact; and*
- *Details of emergency contacts, for example Natural Resources Wales Pollution hotline: 0300 065 3000."*

A Construction Environmental Management Plan (2025 V4) has been prepared by Marshalls, which provides details of the those matters listed in the Condition.

Condition 4

Condition 4 states:

"Prior to the removal of any scrub vegetation or trees a method statement shall be provided in relation to the clearance of vegetation in order to prevent or minimise the impact on nesting birds and other species. Following the Council's written agreement all trees and scrub shall be removed in strict accordance with the agreed method statement."

It is noted that there is only a limited amount of existing scrub to be cleared as part of the proposed works and that any removal works will take place outside of the nesting season. Nevertheless, the Applicant has prepared a method statement to protect nesting bird and other species. Please refer to the Vegetation Clearance Methodology (30.06.25), prepared by Marshalls.

Condition 5

Condition 5 states:

"No development, (other than demolition) shall commence until:

- a) *An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority.*

- b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.*
- c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.*

No part of the development hereby permitted shall be occupied until:

- d) Following remediation a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.*
- e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing."*

A Geo-Environmental Desk Study was undertaken in November 2019 by WYG and approved as part of planning permission 22/0952. The report allocated a Low to Moderate risk under the Ground Contamination Risk Assessment section and recommended that a Phase 2 intrusive site investigation is undertaken to characterise the nature of made ground on the site.

A Phase 2 Site Investigation has subsequently been prepared by Groundtech. No contamination has been identified and therefore a remediation strategy has not been proposed. As such, criteria c) and d) of Condition 5 are not relevant.

The Contractors Works Methodology will include provision for staff to keep an appropriate watching brief for any potentially harmful materials that may be unearthed. Should any materials be identified during the works, staff will cease work with appropriate further testing to then be undertaken where necessary in accordance with criterion e) of Condition 5.

Condition 7

Condition 7 requires a management plan for the ongoing maintenance of the flood void area:

"Prior to construction of the gatehouse hereby approved, a management plan for the ongoing maintenance of the flood void area shall be submitted to and approved in writing by the Local Planning Authority. This Plan shall have regard to the need to avoid build up of debris and associated issues in the interests of maintaining void effectiveness and minimising risk of odour and other amenity effects. The flood void shall thereafter be managed in accordance with the approved details."

The void space is enclosed on all sides and therefore a build up of large or small items is considered unlikely. A response to the condition with steps for the proposed management measures is included with the application. Please refer to the Flood Void Maintenance Methodology (27.06.25), prepared by Marshalls

Summary

This application seeks to discharge Condition 2 (WSI); Condition 3 (CEMP; Condition 4 (Vegetation Clearance); Condition 5 (Contamination); and Condition 7 (Flood Void Maintenance) attached to planning permission ref. 22/0952.

I trust the submitted information is sufficient to discharge the relevant conditions, however, please do not hesitate to contact me, or my colleague Josh Ambrus of this office, should you require any additional information or wish to discuss the application further.

Yours faithfully



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