



CASTELL CONSTRUCTION
Property Development Specialists

07/10/2025

FAO Emma Brinkworth
Newport City Council

Dear Emma,

RE: Discharge of Planning Condition Application relating to condition 6 (External Surfaces) of planning permission 23/1109 – Proposed residential development of 20 apartments, landscape planting and associated works.

Land to the South and West of Cul De Sac at Marryat Walk, Newport, South Wales

I am writing on behalf of Castell Group to formally request the Discharge of Condition 6 (External Surfaces), as stipulated in planning permission 23/1109 for the proposed residential development of 20 apartments, landscape planting and associated works.

The following documents are submitted to support the application:

Document	Reference
Previously Approved Site Elevations	1554 PA 04D – Elevations
Proposed Site Elevations	1554 WD 204G
Site Location Plan	1554 PA 01 – Site Location Plan

The condition currently reads:

“Details/samples of materials and finishes to be used on the external surfaces shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of any development. The development shall then be carried out using the approved materials.”

The application was originally approved with the materials listed in drawing **1554 PA 04C Elevations** and subsequently in drawing **1554 PA 04D – Elevations**, which specified ‘Webberwall brick slips: Antique Red Multi Brick’.

We are now proposing an alternative material for the traditional brick plinth: a darker brick colour – *Staffordshire Blue Brick* – as illustrated on the proposed elevations.

The proposed colour has been carefully selected to establish a deliberate contrast with the lighter Antique Red brick slip system above. This allows us to deliver a more coherent and aesthetically balanced elevation.

The motivation for this change arises from the practical challenges encountered in achieving visual harmony between the brick slip system and the traditional brick plinth shown in the **1554 PA 04D – Elevations**. Unfortunately, due to the manufacturing process of the Antique Red brick slips (formed

from the crushed fragments of three different brick types mixed with glass), no exact single brick match could be sourced for use in the plinths. Additionally, the Antique Red colour is not available as a traditional brick, so this option is not available.

Testing potential brick options such as the three bricks used in the formation of the Antique Red brick slip and other closely matching coloured bricks resulted in an awkward appearance between the plinth and brick slip above. The slight differences in brick colour to the brick slip meant that the elevation looked visually unsettling. In contrast, the use of the darker Staffordshire Blue Brick provides a clear and intentional differentiation, avoiding visual inconsistency. The stronger contrast enhances the architectural clarity, clearly distinguishing between the brick slips and the plinths, and respects the wider character of the area.

No further changes are proposed to any other materials specified in the previously approved drawing: **1554 PA 04D – Elevations.**

In summary, the Staffordshire Blue brick offers a starker contrast, clearly highlighting the change in brick type, and prevented the elevation from clashing. They not only align with the character of the surrounding area but also address the issues faced when trying to provide a perfect match between the brick slip and traditional brick. We believe this approach to the external surfaces will contribute to the successful delivery of the project.

Castell Group will pay the appropriate fee of £200 for the discharge of conditions application.

Thank you for your attention to this matter, and we look forward to receiving your confirmation of validation of the application.

Yours sincerely,

Llyr Morris

Development and Planning Manager

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