

Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

clodagh.macken@carneysweeney.co.uk

Our reference: CSC1145

22nd August 2025

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

SENT VIA PLANNING PORTAL

Dear Sir / Madam,

Planning Portal Ref: PP-14242571

Discharge of Condition 7 attached to planning permission ref: 24/0782

Glan Llyn Local Centre, Land West Of 1, Kings Wall Drive, Newport

CarneySweeney is instructed by Lidl Great Britain Limited ('the Applicant') to discharge condition 7 attached to planning permission ref: 24/0782.

The permission was granted on 1st July 2025 in respect of the above site at Glan Llyn, for the following development:

"RESERVED MATTERS (CONDITION 01) FOR PROPOSED RETAIL STORE, NURSERY (D1) AND 3NO. COMMERCIAL UNITS AND ASSOCIATED WORKS IN LOCAL CENTRE AND PARTIAL DISCHARGE OF CONDITIONS 07 (LANDSCAPING), 08 (MATERIALS/FINISHES TO EXTERNAL SURFACES), 9 (MATERIALS/FINISHES FOR HARD LANDSCAPED AREAS), 10 (BOUNDARY TREATMENTS), 12 (PARKING), 15 (EMERGENCY ACCESS), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 17 (GREEN TRAVEL STRATEGY), 19 (NOISE ASSESSMENT), 22 (LIGHTING), 23 (ECOLOGICAL MANAGEMENT PLAN), 24 (SITE LEVELS), 27 (GROUND CONDITIONS), 28 PART 1 ONLY (VERIFICATION REPORT), 32 (PILING WORKS), 33 (SURFACE WATER), 34 (FOUL AND SURFACE WATER DRAINAGE AND STORAGE) AND 39 (CARBON REDUCTION STRATEGY) RELATING TO OUTLINE PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION".

This application seeks to discharge condition 7 (Bat and Bird Box Details) attached to the permission. Accordingly, the following information is enclosed:

- Application form;
- Bat and Bird Box Specification Details (ref: BioC23-272 V1 .1 Ecological Management Plan extract, 6th March 2024); and



- Landscape Proposals Overall (drawing ref: CA-2024- GL-03 K).

The application fee (£200) has been paid separately.

Condition 7

The full condition wording is below:

“Additional Bio-diversity Measures: Prior to the first occupation of the site or any part of the site in the case of phased delivery; details of the bird and bat boxes proposed for the site or phase shall be submitted in writing to the Local Planning Authority. Following the LPA's written approval the bird and bat boxes shall be installed as agreed prior to the occupation of the site or phase and shall be retained as agreed thereafter.

Reason: to secure net-benefit for bio-diversity in accordance with national and local policy. Policy GP5.”

The submitted plans provide the requested details of the proposed siting and details for the proposed bat and bird boxes, in accordance with the requirements of Condition 2.

We trust that the above, together with the completed application form and enclosed plans, is sufficient to wholly discharge condition 7. However, should you require any further information, please do not hesitate to contact us.

Yours sincerely,



Clodagh Meehan Macken
Principal Planner
CarneySweeney

Encl.

Lidl Great Britain Limited

