

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-14241992

Discharge of Condition 2 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 2 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 2 (boundary wall details) attached to the permission. Accordingly, the following information is enclosed:

- Application form; and
- Proposed wall boundary detail design (drawing ref: 3211 P501 Rev B).



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

Condition 2

The full condition wording is below:

"The wall along the northeast boundary of the site adjacent to Main Street shall not be built until such a time as details of materials and finishes of the wall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the wall shall be completed fully as agreed prior to the first use of the commercial units or nursery.

Reason: the wall is prominently located along a major thoroughfare on the site in close proximity to dwellings and must be completed to a high visual and design standard in the interests of wider amenity and placemaking. Its provision is necessary to suitably screen a commercial site from dwellings. Policies GP2 and GP6."

The submitted plan provides the requested details of the materials and finish of the proposed boundary wall, in accordance with the requirements of Condition 2.

We trust that the above, together with the completed application form and enclosed plan, is sufficient to wholly discharge condition 2. 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

