

Newport City Council
Development Management
Civic Centre
Godfrey Road
Newport

21 August 2026

Dear Sir/Madam

**Re: Planning Permission 25/0425 – 140 Caerleon Road, Newport
Request for Discharge of Conditions**

I write in relation to planning permission reference 25/0425 at 140 Caerleon Road, Newport, and request the discharge of the following pre-commencement/pre-installation conditions.

Condition 4 – External Materials

The condition requires final details of the external surfaces, including window footers and headers, to be submitted to and approved in writing by the Local Planning Authority prior to construction of the extensions.

Please find enclosed the elevation markup and relevant product data sheets for consideration.

The submitted information provides details of the proposed external materials and finishes. Please note that the roof tiles and hard landscaping finishes remain outstanding and will be confirmed separately.



We respectfully request that the submitted details are approved and Condition 4 is discharged in relation to the information provided.

Condition 5 – Integral Bird and Bat Boxes

The condition requires final details of the integral bat box/tubes and integral bird boxes, as shown on the approved plans.

Please refer to the Site Plan Rev F, which identifies the proposed locations and arrangements for the integral bird and bat boxes.

We respectfully request the discharge of Condition 5 on the basis of the submitted information.

Condition 8 – Cycle Store Details

The condition requires details of a secured cycle store to be submitted and approved prior to installation.

Please refer to Site Plan Rev F, which identifies the proposed cycle storage arrangement and location.

We respectfully request the discharge of Condition 8 on the basis of the submitted information.

Condition 9 – Refuse Store Details

The condition requires details of a secured refuse store to be submitted and approved prior to installation.



Please refer to Site Plan Rev F, which identifies the proposed refuse storage arrangement and location.

We respectfully request the discharge of Condition 9 on the basis of the submitted information.

We would be grateful if the submitted information could be reviewed and confirmation provided that the above conditions can be discharged.

Should any further information or clarification be required, please do not hesitate to contact us.

Yours faithfully

Lloyd Jones

Lloyd Jones MRTPI