

Geraint Roberts
Newport City Council
Regeneration Investment and Housing
Civic Centre
Godfery Road
Newport
NP20 4UR

1st April 2026

Dear Geraint,

APPLICATION FOR THE APPROVAL OF DISCHARGE OF CONDITIONS 03 – NOISE BUND AND 05 – REVISIONS TO APPROVED FLATS OF RESERVED MATTERS 23/0440 FOR Phase 4D, Glan Llyn, Llanwern, Newport, South Wales (Planning Portal Ref: PP - 14829250)

Please find enclosed on behalf of Barratt Homes a discharge of condition application to discharge conditions 03 and 05 of the above mentioned reserved matters application.

Condition 03:

Noise Bund:

Details of the dimensions of the southern noise bund and of an acoustically treated fence to reach a minimum combined height of 4.2m, along with a revised planting plan for the bund, shall be provided in writing to the Local Planning Authority prior to the construction of any dwelling above slab level. Following the Council's written approval the bund and fence shall be installed as agreed prior to the occupation of any dwelling hereby approved and shall be retained as such for the lifetime of the development. The approved planting scheme shall be installed in the first full planting season following completion of the fence and bund (October to March inclusive) and shall be maintained for a period of 5 years following its implementation with any plants that die or fail to thrive being replaced with plants of the same species and scale as approved unless approved otherwise in writing.

Reason: to mitigate environmental noise in the interests of residential amenity & to ensure that the bund is appropriately planted in the interests of visual amenity and biodiversity. Policies GP2, GP5 and GP7.

Condition 05:

Revisions to Approved Flats:

The flatted blocks shall not be built above damp course level until such a time as revisions showing provision of a hipped roof form and additional brick detailing on the elevations facing the greenways have been submitted to and approved in writing by the Local Planning Authority. Thereafter the flats shall be built in accordance with the approved revised details.

Reason: to secure good design in the interests of Placemaking and visual amenity. Policies GP2 & GP6.

Please find enclosed the following to discharge the above mentioned conditions:

Condition 03:

- 4D Noise Bund and Fence design calcs
- Acoustic-Fencing-Data-Sheet12
- 23021.102 LANDSCAPE PROPOSALS SHEET 2 OF 3 REV M
- 23021.103 LANDSCAPE PROPOSALS SHEET 3 OF 3 REV M

Condition 05:

- Elm_Apartment_Plan_044_Rev E
- ELM Apartment_Elev_045_Rev E
- 23021.102 LANDSCAPE PROPOSALS SHEET 2 OF 3 REV M
- 23021.103 LANDSCAPE PROPOSALS SHEET 3 OF 3 REV M

The application has been submitted via Planning Applications Wales (Ref: PP - 14829250). The requisite planning application fee of £242 + £91 service charge has been made.

I trust that the above is clear and the enclosed is sufficient to approve the discharge of the above mentioned conditions. Should you wish to discuss any aspect of the submission, please do not hesitate to contact me.

Yours sincerely,



Sam Thomas

Trainee Land Buyer