

Our ref: OH/FB/CA13312/LET-001
Your ref:

Date: 31st March 2025

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

Dear Sir/ Madam

Application to Discharge Conditions 2, 3 and 4, 5, 6 and 9 of Planning Permission 24/0633 - Demolition of Existing Container Offices and Construction of New Portakabin Offices and Associated Works at Land West of Tom Lewis Way, Alexandra Docks, Newport, NP20 2WF.

Planning application 24/0633 – *Demolition of Existing Container Offices and Construction of New Portakabin Offices and Associated Works at Land West of Tom Lewis Way, Alexandra Docks, Newport* – was granted by Newport City Council on the 30th January 2025.

The planning permission is subject to 15 conditions, 6 of which require approval of details prior to the commencement of the development. The table below highlights the conditions which require discharging prior to the commencement of development, with those conditions sought to be discharged as part of this application highlighted in green.

Condition Number	Subject	Information Required	When
2	Transport	Scheme for Provision of Cycle Parking	Needed before development takes place, with the exception of site clearance and remediation
3	Flood Risk	Evacuation Plan	Needed before development takes place





		Details of Flood Resistance/Resilience Measures	
4	Landscape	Scheme for Landscaping and Planting	Needed before development takes place, with the exception of demolition
5	Materials	Details of Materials and Finishes Used on External Surfaces	Needed before development takes place, with the exception of demolition and site clearance
6	Construction	Submission of Construction Environment Management Plan	Needed before development takes place
9	Land Contamination	Details on components of the scheme to deal with risks associated with contamination at the site	Needed before development, or phase of development, on a specific parcel on land known to be/suspected of contamination

This letter therefore provides details of the information required to discharge Conditions 2, 3, 4, 5, 6 and 9 of the planning permission.

Condition 2

Condition 2 states:

Except for site clearance and remediation, no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.



Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport in accordance with Policy T4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Condition 3

Condition 3 states:

Prior to construction of the development hereby approved, an evacuation plan and details of flood resistance measures and/or resilience measures shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure flood risk is adequately managed on the site in accordance with Policy SP3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Condition 4

Condition 4 states:

Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of landscaping and planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

Condition 5

Condition 5 states:

No work shall commence (excluding demolition and site clearance) until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.



Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with Policy GP6 of the Newport Local Plan 2011 - 2026 (Adopted January 2015).

Condition 6

Condition 6 states:

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following as a minimum:

- a) Construction methods: details of materials, how waste generated will be managed;*
- b) General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;*
- c) Control of Nuisances: details of restrictions to be applied during construction including timing, hours, duration and frequency of works; details of measures to minimise noise and vibration from piling activities (if required), for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies;*
- d) Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use;*
- e) Traffic Management: details of site deliveries, plant on site, wheel wash facilities;*
- f) Pollution Prevention Plan: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;*
- g) Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;*
- h) Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations;*
- i) Site map detailing all controlled water receptors, all possible pathways to them and suitable mitigation for those pathways;*
- j) Silt run off from the site should be prevented by incorporating the following action: Silt traps, or other appropriate method of silt containment, should be used to prevent silt from the construction works entering surface water drainage and the watercourse.*



- k) Details of lighting positions within the site to ensure no lights spill into green corridor to the west of the site.*

The approved CEMP shall be implemented during the site preparation and construction phases of the development.

Reason: To prevent pollution of the water environment and to protect the ecological interests of the area and in the interest of safeguarding the features of the River Usk SAC, in accordance with policies SP9 and GP5 of the Adopted LDP and the Wales Marine Plan.

Condition 9

Condition 9 states:

No development or phase of development, in a specific parcel of land known to be/suspected of contamination shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

- 1. A preliminary risk assessment which has identified: o all previous uses o potential contaminants associated with those uses o a conceptual model of the site indicating sources, pathways and receptors o potentially unacceptable risks arising from contamination at the site*
- 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
- 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.



Application Contents

As previously stated, the purpose of this application is to discharge the requirements of Conditions 2, 3 4, 5, 6 and 9 as listed above.

For the purpose of discharging the requirements of Condition 2 the following document is submitted:

- Cycle Parking Scheme Technical Note

For the purpose of discharging the requirements of Condition 3 the following document is submitted:

- Flood Evacuation Plan and Resistance/Resilience Measures (ref: CA13312-0002 V1.0)

For the purpose of discharging the requirements of Condition 4 the following document is submitted:

- Landscape Maintenance and Management Plan (ref: CA13312-0001 V0.1)

For the purpose of discharging the requirements of Condition 5 the following details are submitted:

- Details of External Materials

For the purposes of discharging the requirements of Condition 6 the following document is submitted:

- Construction Environmental Management Plan (ref: CA13057-0004 V1.0)

For the purposes of discharging the requirements of Condition 9 the following documents are submitted:

- Ground Investigation Report (ref: CA13057-0005 V1.0)
- Desk Study and Preliminary Risk Assessment (ref: CA13057-0003 V1.0)

I trust the information contained within this application is sufficient to enable the Conditions detailed above to be discharged without delay; however, should you require any further information please do not hesitate to contact me.



Yours faithfully
for Wardell Armstrong LLP

OLIVER HYAM
Planner
ohyam@wardell-armstrong.com

Enc.

- Cycle Parking Scheme Technical Note
- Flood Evacuation Plan and Resistance/Resilience Measures
- Landscape Maintenance and Management Plan
- Details of External Materials
- Construction Environmental Management Plan
- Ground Investigation Report
- Desk Study and Preliminary Risk Assessment