

11th October 2017
Our Ref: 16.563

Geraint Roberts
Development Control
Newport City Council,
Civic Centre
Newport
NP20 4UR

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

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Dear Geraint,

Town and Country Planning Permission Act 1990 (as amended)
Discharge of Condition Application for planning application 13/1279 for the development of
251no. dwellings and associated works at land to the south of Glan Usk School, Herbert Road,
Newport
Planning Portal Reference : PP-06414440

Asbri Planning have been instructed by Keepmoat to submit discharge of condition application for the above mentioned site. This application seeks approval of amended details for condition 16 (reen widening) and additional details for condition 24 (boundary treatments) in relation to the boundary treatments surrounding the reen.

Condition 16 (Reen Widening) states:

'Full details of the reen widening works and flap valve along with a timetable for its completion shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the details approved prior to the occupation of any phase approved under condition 7 whose surface water drains to the widened reen. The information submitted shall demonstrate that the widened reen has sufficient capacity to contain surface water run-off from the site.

Reason: In the interests of residential amenity and to safeguard drainage interests'

Condition 24 (boundary treatments) states:

"No work shall be commenced on the construction of any building in the approved scheme in relation to each phase as defined by Condition 7 until full details of all boundary treatments have been submitted to and approved in writing by the local planning authority for that phase. Boundary treatment details in relation to any dwelling or building shall be implemented in accordance with the approved scheme prior to first occupation of that dwelling or building and shall be maintained as such thereafter.

Reason: to ensure adequate security and privacy and that the scheme is completed in a compatible manner to its surroundings."

In order to discharge the above conditions, the following plans have been submitted via planning portal reference PP- 06414440:

- Reen Layout *Prepared by Steve Morgan Associates*, Drawing Number 1155090 551
- Surface Water Calculations *Prepared By Steve Morgan Associates*
- Proposed site plan 3154 (90) 204A

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- The boundary treatment is proposed to be 1500mm high painted ball top railings, colour Black..

A cheque to the sum of £95 to cover the planning application fee will be sent under a separate cover.

I trust this is satisfactory in order to register the application however if you require any further information please contact me.

Yours Sincerely,

EHarding

Emma Harding
Senior Planner
Asbri Planning Ltd.