

Our Ref: 25.137
Date: 03 March 2025

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

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir or Madam,

Town and Country Planning Act 1990

Discharge of condition 2 (Foul Drainage), condition 3 (Materials), condition 4 (Means of Enclosure), condition 5 (Sound Insulation) and condition 6 (Scheme of Ecological Enhancement) relating to planning permission 22/1032

Land and buildings encompassing 14 to 20, Stow Hill, Newport, NP20 1JB

Planning Portal ref. PP-13802271

Asbri Planning is appointed as planning agent to Newport City Homes in respect of the above discharge of condition application. This application seeks approval of details reserved by condition 2 (Foul Drainage), condition 3 (Materials), condition 4 (Means of Enclosure), condition 5 (Sound Insulation) and condition 6 (Scheme of Ecological Enhancement) relating to planning permission 22/1032.

Full planning permission was granted on 29th September 2021 for the *"change of use of the building, provision of additional third floor to existing flat roofed rear extension including erection of mansard roof to create 36 affordable flats, retention and reconfiguration of ground floor retail units and associated works"* (ref. 20/1210). A Section 73 application was submitted to amend the originally approved plans (ref. 22/1032). The Section 73 application was granted on 20th April 2023 subject to conditions.

Condition 2 states as follows:

*"No development, other than demolition, shall commence until full details of the foul drainage systems for the site has been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented fully in accordance with the approved scheme prior to the occupation of any dwelling.
Reason: To ensure adequate drainage is provided."*

Condition 3 states as follows:

*"No work shall be commenced on the construction of the approved scheme until samples of materials and finishes set out in the N205 - A173 - Material Schedule 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, complying with policies GP2, GP6 and GP7 of the Adopted LDP 2011-2026."*

Condition 4 states as follows:

*"All means of enclosure associated with the development hereby approved, other than those already agreed as part of the submissions, shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the beneficial occupation of the development. The means of enclosure agreed shall be implemented in accordance with the approved details prior to the development being put into beneficial use.
Reason: To safeguard local visual amenities, and to ensure the development accords with Policies GP2, GP6 and GP7 of the Adopted LDP."*

Condition 5 states as follows:

"Prior to commencement of the development, details shall be submitted to and approved in writing by the Council of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise and compliance with GP2 and GP6 of the Adopted LDP 2011-2026

Condition 6 states as follows:

"Prior to the commencement of the works, a scheme of Ecological Enhancement will be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include measures to promote increased biodiversity on the site and providing for the future management of any such measures as necessary and shall include a timescale for implementing these measures. The development shall be carried out in accordance with the approved Ecological Enhancement scheme and maintained in this manner thereafter.

Reason: to ensure the development provides ecological net benefit on the site as required in Planning Policy Wales Edition 10."

The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following drawings are submitted, prepared by Chamberlain Moss King:

Drawing name	Drawing reference
Site Location Plan	A150
Drainage Plan (Condition 2)	A222
Separating Floor Details – Above Retail Units (Condition 5)	A237

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Cover Letter	Asbri Planning
Material Schedule (Condition 3)	Chamberlain Moss King
Ecological Situation Report (Condition 6)	Ecological Services Ltd

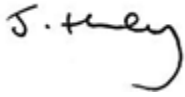
In terms of condition 4, no additional enclosures are proposed on this development. As such, if there are no means of enclosure, there is no need to take further action (i.e. there would be no breach of condition taking place/no requirement to discharge). This was confirmed via email by Newport planning officer Catherine Aldous on 25th October 2022.

As for condition 5, details were submitted and approved by Newport City Council on 11th August 2022 as part of the discharge of condition planning application ref. 22/0779.

In addition, the sum of £115.00 will be paid to Newport City Council in payment of the planning fee.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Hurley', with a stylized flourish at the end.

Jon Hurley
Director