

Date: 12<sup>th</sup> February 2026  
Our Ref: 23.104

Lydia Burrows  
Planning Officer  
Regeneration, Investment and Housing  
Newport City Council  
Civic Centre  
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](http://www.asbriplanning.co.uk)

Dear Lydia,

**Town and Country Planning Permission Act 1990 (as amended)**  
**Plots 106 – 107, 110 - 113, 190-201 and 209-212 Phase 4H Alder Grove, Llanwern, NP19 4QZ –**  
**Second part of Condition 28 of outline consent 06/0471**  
**Planning Portal Reference: PP-14701505**

Asbri Planning Ltd is appointed as planning agent to Bellway Homes Ltd in respect of the above Discharge of Condition application. Condition 28 states the following:

*Prior to the commencement of each phase of development as defined by Condition 03 (that is any development excluding that required as part of the remediation strategy), unless an alternative timescale for the component parts of that phase and/or for specific remediation works has firstly been agreed in writing by the Local Planning Authority, a verification report demonstrating completion of the works set out in the approved remediation strategy for that phase (or each part of the phase if an alternative timescale has been agreed by the Local Planning Authority for the component parts) and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan for that phase to demonstrate that the site remediation criteria have been met. It shall also include any plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.*

*Reason: To demonstrate that the remediation criteria relating to controlled waters have been met and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site and in the interests of residential amenities and human health.*

The application has been submitted via Planning Portal and the submission documents contain the Garden Capping Verification Reports for Plots 106 – 107, 110 – 113, 190 – 201 and 209 - 212, Phase 4H Alder Grove. The relevant documentation has been submitted under separate cover.

The planning application fee has been paid online via planning portal. I trust that the submitted documents allow the application to be validated but if you have any queries, please do not hesitate to get in touch.

Yours sincerely,



**Pete Sulley**  
**Director**

Cc Bellway Homes Limited (Wales)