

1528-Condition Discharge – Application 3 (Ref: 22/1033)

Contract: **Proposed re discharge of Conditions Crawford Street, Newport**

Contract No: **1528**

Version 1

Date: 9th January 2026

Introduction

This document has been prepared to support an application to re discharge a Pre Construction Condition attached to Planning Consent 22/1033, for a residential development at the former Gwent Car Sales, Crawford Street, Newport, NP19 7AY.

The relevant Condition is:

- Condition 9: Means of enclosure

Since the original discharge of this condition under application ref AKPA 24-1043, the Designing Out Crime Officer has advised that a vehicle gate is needed to achieve Secured by Design Gold status. This is a requirement of Welsh Government funding and such needs to be provided.

We have sourced a gate and a control mechanism that meets the DoCO requirements for SBD and the applicants operational requirements.

We have set out below details of the information submitted in respect of each of this condition:

Condition 9: Means of enclosure

Condition 9 states:

"Prior to the commencement of construction on site full details of all means of enclosure shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details prior to the first occupation of any unit as hereby approved and shall thereafter be retained for the lifetime of development...."

It is understood that this condition includes all boundary fences, hedges, walls etc. Please note that this also includes the retaining walls covered by Condition 8. The drawings previously submitted for Condition 8 have therefore also been included in this Condition submission.

In addition the proposed boundary fence to the front of the site was shown in detail on the approved Ground Floor/Site plan 1528 PL2 05D Site GF Plan. These drawings are also submitted in discharge of this Condition.

The following drawings have therefore been submitted to re discharge this Condition:

- 1528 PL2 05F Site GF Plan
- 1528 PL2 06F Elevations
- 1528 PL2 12A Boundary Conditions
- 1528PL2 13 Vehicle Gate drawing
- D6000 Swing Gate - Spec Sheet

Hopefully the submitted information is sufficient and the Condition can be discharged allowing demolition to commence.