

Our Ref-PD15328

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Planning
Newport City Council
Civic Centre
Newport
NP20 4UR

10 September 2025

Dear Sir / Madam,

**LAND ADJACENT TO AND SOUTH OF MATALAN, NEWPORT RETAIL PARK, SPYTTY ROAD,
NEWPORT, SOUTH WALES
DISCHARGE OF CONDITION 6 (EXTERNAL MATERIALS) OF PLANNING PERMISSION LPA REF.
24/0969
PLANNING PORTAL REF: PP-14239691**

Montagu Evans LLP is appointed by Care Hire (Day of Swansea) Ltd (“the Applicant”) to submit an application seeking the discharge of Condition 6 attached to Planning Permission LPA Ref. 24/0969, dated 30 April 2025.

Condition 6 requires the submission of details of the external finishes, to be approved in writing by the local planning authority, prior to the construction of the approved building. This is in the interest of visual amenity and good design.

The documents which comprise the application include the following:

- Application Cover Letter dated 10 September 2025 (this letter);
- Application Forms and Certificates signed and dated 10 September 2025; and
- Proposed Building and Elevations Plan ref. SK-P-01 rev E, prepared by Opfer Logan Architects.

The application has been submitted electronically via the Planning Portal website. The application fee of £200 (including service charge) has been paid using the online portal.

RELEVANT PLANNING HISTORY

On 30 April 2025, Planning Permission was granted at the site for the following development:

“Change of use to vehicle hire/rental (sui generis), erection of a vehicular maintenance and workshop building, formation of car parking areas, EV charging points, landscaping and associated development”

The decision was subject to 15 Conditions.

CONDITION 6 (EXTERNAL MATERIALS)

This application seeks to discharge Condition 6 attached to Planning Permission LPA Ref. 24/0969. The wording of the Condition is set out below.

“Prior to the construction of the building hereby approved, details of the external finishes shall be submitted to and approved in writing by the Local Planning Authority. The building shall be completed in accordance with the approved details and retained in that state thereafter.

Reason: In the interests of visual amenity and good design in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015)”.

DISCHARGE OF CONDITION 6

In accordance with the condition, the application provides a Proposed Building and Elevations Plan, prepared by Opfer Logan Architects. This plan provides details of the external materials proposed for the approved building, comprising:

- Composite cladding with a microfib finish in Silver RAL 9006 on the north, east, south and west elevations;
- Composite cladding with a microfib finish in Anthracite Grey RAL 7016 on the north, south and west elevations;
- Rainscreen cladding in Signal Blue RAL 5005 on the north and west elevation;
- Roof cladding in Goosewing Grey RAL 7035;
- Pedestrian and vehicle doors in Anthracite Grey RAL 7016; and
- Windows and curtain walling frames in Anthracite Grey RAL 7016.

CONCLUSION

This application seeks to discharge Condition 6 attached to Planning Permission LPA Ref. 24/0969, dated 30 April 2025.

We trust the information provided above and on the enclosed information is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any further details please do not hesitate to contact Matthew Gray on 07881 230361 or Matthew.Gray@Montagu-Evans.co.uk.

Yours sincerely,



MONTAGU EVANS LLP