

Date: 28th February 2017
Our Ref: 16.563

Geraint Roberts
Planning and Economic Regeneration,
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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-05869537

Asbri Planning Ltd have been instructed by Keepmoat to submit discharge of condition applications for the above mentioned site. This application seeks approval of details reserved by condition 2 (Drainage), condition 8 (cycleways), condition 17 (Hydrocarbon Removal) and partial approval of Condition 23 (Materials).

In order to partially discharge the above conditions for Phase 1 the following details have been submitted via planning portal reference PP-05869537.

Condition 2 (Drainage) reads:

"No development shall commence in relation to each phase as defined by Condition 7 (unless in relation to remediation of contamination or other specific advanced works as agreed in writing) until details of the foul and surface water drainage and storage system for that phase (or for any other area as may be agreed) including means of discharge into the drainage network, have been submitted to and approved in writing by the local planning authority. The development associated with each phase shall be implemented in accordance with the approved details prior to first occupation of that phase.

Reason: to ensure the protection of the River Usk SSSI and the River Usk SAC and to prevent overloading of the local sewerage and surface water drainage network."

The following plans have been prepared by Steve Morgan associates to discharge condition 2:

- Proposed Phase 1 Highways Layout, Drawing Number: 699,
- Proposed Phase 1 Highways Layout, Drawing Number: 700A
- Proposed Phase 1 Highways Layout, Drawing Number: 701A
- Proposed Phase 1 Highways Layout, Drawing Number: 702A
- Proposed Phase 1 Highways Road Long Sections, Drawing Number: 703
- S104 Long Section (Phase 1), Drawing Number: 511
- S104 Drainage Construction Details, Drawing Number: 512
- S104 Drainage Layout, Drawing Number: S104

Condition 8 (Details of Roads/cycleways/footways) reads:

Roads/cycleways/footways on the site in relation to each phase (as defined by Condition 7) shall be constructed in accordance with plans submitted to and approved in writing by the local planning authority prior to commencement of development of the relevant phase and completed in accordance with the approved details prior to first occupation of that phase unless an alternative timescale has been approved in writing by the local planning authority.

Reason: in the interests of highway and pedestrian safety and to ensure that the road works are completed to an adoptable standard.

The following plans have been prepared by Steve Morgan associates to discharge condition 8:

- Proposed Road Layout, Drawing Number: 799
- Proposed Phase 1 Highways Construction Details, Drawing Number: 704A

Condition 17 (Hydrocarbon removal) reads:

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, hardstandings and road surfaces shall be cleansed of hydro-carbons. The capacity and design of the mechanism to remove hydro-carbons shall be submitted to and approved in writing by the local planning authority prior to its installation. The mechanism shall be retained thereafter.

Reason: to safeguard the conservation objectives of the River Usk Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).

The following plans have been prepared by Steve Morgan associates to discharge condition 17:

- Proposed Highway Drainage Access Road, Drawing Number: AR – 510

Condition 23 (Materials) Reads:

No work shall be commenced on the construction of the approved scheme in relation to roads, parking areas and dwellings on any phase as defined by Condition 7 until details/samples of materials and finishes to be used on the external surfaces (including buildings and hard landscaped areas; car park and access road areas) in relation to that phase have been submitted to and approved in writing by the local planning authority. The development of each phase shall then be carried out using the approved materials for that phase.

Reason: to ensure that the development is completed in a manner compatible with its surroundings.

The client seeks partial discharge for roads and footways finishes based on the following plan prepared by SMA:

- Proposed Road Layout, Drawing Number: 799
- Proposed Phase 1 Highways Construction Details, Drawing Number: 704

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

T. Ll. Morris

Llyr Morris
Graduate Planner
Asbri Planning Ltd.