

27 June 2025

VIA PLANNING PORTAL WALES

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow square background.

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Dear Sir / Madam,

UNITS 11, 12 AND 14: EMPLOYMENT DEVELOPMENT, INDURENT PARK, NEWPORT

APPLICATION FOR THE DISCHARGE OF CONDITION 03 (TREE PIT DETAILS) OF RESERVED MATTERS PERMISSION 24/0983

PLANNING PORTAL REF. PP-14134125

Please find enclosed, on behalf of Indurent Logistics Propco A8 Ltd. (Indurent), an application for the approval of details to discharge condition 3 (Tree Pit Details), relating to units 11, 12 and 14 at Indurent Park Newport. As you may be aware, Outline Planning Permission (OPP) (ref. 06/0471) was granted on 1 April 2010 for the regeneration of the former steelworks site. The business park is located on the eastern end of the site and includes OPP for the park to deliver floorspace for offices, workshops, factories and warehouses (uses falling within B1, B2 and B8 of the Use Classes Order 1987 (as amended)).

To date, Indurent has secured reserved matters (RM) approval for several business units and are now focussing on proposals to deliver the next phase of development, which includes three new business units, referred to as 11, 12 and 14. A RM application was approved for these units on 20 February 2025 (ref. 24/0983) and attached to the permission is condition 3 which requires details of ground preparation and tree pit details to be submitted for approval.

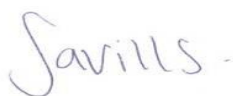
This application for the discharge of condition 3 is accompanied by the following information:

- Application form;
- Cover letter;
- Site Location Plan (0001 Rev A); and
- Units 11, 12 & 14 Tree Pit Detail Drawing (ref. JSL4841-RPS-XX-XX-DR-L-9018 Rev P01)

Payment of the application fee has been paid by the applicant to the Local Planning Authority via Planning Portal.

I trust the enclosed information required is in order. In the meantime, if there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Joshua Price".

Joshua Price
Associate

Enc. As above

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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