



04 August 2026
Our Ref: AB/26.112

Regeneration and Economic Development
Newport City Council
Civic Centre
Newport
NP20 4UR

To whom it may concern,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

DISCHARGE OF CONDITIONS 2 (PRELIMINARY RISK ASSESSMENT) AND 5 (WRITTEN SCHEME OF ARCHAEOLOGICAL MITIGATION) OF PLANNING CONSENT 21/0983 RELATING TO PROPOSED DEVELOPMENT OF 122NO. DWELLINGS, TWO COMMERCIAL UNITS (A1 AND A3 USE CLASSES) AND ASSOCIATED WORKS INCLUDING LANDSCAPING, SUSTAINABLE DRAINAGE, CAR AND CYCLE PARKING

FORMER CAR PARK ADJACENT TO ENDEAVOUR HOUSE, USK WAY, NEWPORT

PLANNING PORTAL REFERENCE - PP-15133430

LRM Planning is instructed by Tai Hedyn Ltd ('Hedyn') and Wates Developments ('Wates') in the submission of a discharge of condition application relating to conditions 2 and 5 of the above referenced planning consent at the Former Car Park Adjacent to Endeavour House, Usk Way, Newport. The conditions relate to the preparation of a Preliminary Risk Assessment and a Written Scheme of Archaeological Mitigation.

SUBMISSION INFORMATION

The application has been submitted via Planning Portal. The following documents comprise the submission documents in support of this application:

DOCUMENT (REFERENCE IF APPLICABLE)	PREPARED BY
Discharge of condition application forms	LRM Planning

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmpanning.com
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Site Location Plan (ref. 4211-PEN-ZZ-ZZ-DR-A-1001-S4-P1)	Pentan Architects
Jack's Pill Land, Usk Way, Newport Site Investigation report	Integral Geotechnique
Written Scheme of Investigation Archaeological Monitoring and Recording	EDP

CONDITION 2

The Site Investigation Report includes a desk study, site reconnaissance and intrusive site investigation of the application site. The preliminary conceptual model identified potential elevated levels of contaminants and active pathways on the site. As required by the condition, an intrusive site investigation and risk assessment was undertaken. The findings and recommendations of the site investigation are included in the report.

CONDITION 5

The Written Scheme of Investigation outlines the proposed methodology for a programme of archaeological monitoring and recording for the completion of groundworks associated with the development.

FEE

The applicable planning application fee of £333 will be paid separately by the applicant. Should you require proof of payment, please do not hesitate to contact me.

I look forward to receiving confirmation of the registration of this application. I trust the above is clear, but should you have any queries, please do not hesitate to contact me.

Kind regards,



Aimee Byers
Planner
LRM Planning
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