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25th July 2025

Dear Grant,

APPLICATION FOR THE APPROVAL OF DISCHARGE OF CONDITION 02 – FOUL PUMPING STATION OF RESERVED MATTERS APPLICATION 21/0184, AMENDED BY NON MATERIAL AMENDMENT APPLICATION 25/0246, Cot Hill, Llanwern, Newport, South Wales (Planning Portal Ref: PP-14204884)

Please find enclosed on behalf of Redrow South Wales a discharge of condition application to discharge amended condition 02 of the above mentioned reserved matters application.

Condition 02 states:

The pumping station shall be demolished and completely removed from the site within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below: i) within 3 months of the date of this decision a scheme of planting and surfacing, including materials, species, spacings and height when planted of all new planting, shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

ii) if within 11 months of the date of this decision the local planning authority refuse to approve the planting and surfacing scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers.

iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Welsh Ministers.

iv) the approved planting and surfacing scheme shall have been carried out and completed in accordance with the approved timetable.

Reason: In the interests of safeguarding visual amenity and design quality. Policies GP2 & GP5

Please find enclosed the following to discharge the above-mentioned condition:

Condition 02:

P23-0521_EN_16 Pumping Station Detailed Planting Proposals (003)

The timing and implementation details are set out below:

- The planting will be undertaken in the first available planting season which subject to the timely discharge of the condition will be from the 1st of September 2026.

The application has been submitted via Planning Applications Wales (Ref: PP-14204884). The requisite planning application fee of £115 + £85 service charge has been made.

I trust that the above is clear and the enclosed is sufficient to approve the discharge of the above mentioned conditions. Should you wish to discuss any aspect of the submission, please do not hesitate

to contact me.

Yours faithfully,

Sam Thomas

A solid black rectangular box used to redact the signature of Sam Thomas.

Land and Planning Graduate