



ST Planning

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11 September 2026

Planning Department

Newport City Council

Civic Centre

Newport

NP20 4UR

Dear Sir/Madam

RE: APPLICATION FOR DISCHARGE OF CONDITION 4 – LANDSCAPING

**PLANNING PERMISSION 26/0263 – PROPOSED CONSTRUCTION OF A NEW
OFFICE BUILDING**

WERN DEPOT, ROAD A, WERN INDUSTRIAL ESTATE, NEWPORT, NP10 9FQ

I write on behalf of One2One Logistics to submit an application for the discharge of Condition 4 attached to planning permission 26/0263, granted by Newport City Council on 16 July 2026 for the proposed construction of a new office building at Wern Depot, Road A, Wern Industrial Estate, Newport.

Condition 4 requires, prior to the commencement of development, the submission and written approval of a landscaping and tree planting scheme identifying the number, species, planting heights and positions of all trees and shrubs. It further requires the approved scheme to be implemented by the end of the first full planting season following first occupation or completion of the development, whichever is sooner, and for the planting to be maintained for five years.

In support of this application, the following documents are submitted for approval:

- TDA Drawing No. TDA.3197.01 – Detailed Soft Landscape Proposals, dated September 2026; and

- Landscape Specification & Management Plan – One2One Logistics, Wern Industrial Estate, dated September 2026.

The Detailed Soft Landscape Proposals identify the proposed tree and groundcover planting, including Acer freemanii 'Armstrong' tree planting, Vinca major groundcover planting and an Emorsgate EM1 wildflower meadow mix. The drawing also provides the relevant planting specification and tree pit detail, including soil depths, mulching, staking, root protection and establishment measures.

The accompanying Landscape Specification & Management Plan provides the programme for implementation together with detailed requirements for soil preparation, nursery stock, tree and shrub planting, wildflower establishment, watering, pruning, weed control and replacement planting. The submitted details therefore provide a comprehensive landscape scheme capable of securing the satisfactory establishment of the proposed planting.

For the avoidance of doubt, and notwithstanding the 24-month landscape contractor period referred to within the Management Plan, the applicant acknowledges and accepts the express requirement of Condition 4 that the approved trees and shrubs are to be maintained for a period of five years from the date of planting, with any trees or shrubs which die or are damaged being replaced and maintained until satisfactorily established.

Accordingly, it is considered that the submitted information satisfies the requirements of Condition 4. We respectfully request that Newport City Council approves the submitted landscaping and tree planting details and formally discharges Condition 4 of planning permission 26/0263.

Should you require any further information in order to determine the application, please do not hesitate to contact me.

Yours faithfully,

Sean Taylor

Sean Taylor MSc MRTPI