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Planning Department
Newport City Council
Civic Centre
Newport
NP20 4UR

FAO Grant Hawkins

10 April 2026

Dear Mr Hawkins

RE: Application by Shell UK Oil Products Limited to discharge condition 2b attached to planning permission ref. 23/0138 approved 29 June 2023 for the “*Provision of an EVC Hub and Associated Works*” at Shell Newport 1-5 Malpas Road, Newport, South Wales, NP20 5PA.

We are instructed by Shell UK Oil Products Limited to discharge condition 2b attached to planning permission ref. 23/0138 approved 29 June 2023 for the “*Provision of an EVC Hub and Associated Works*” at Shell Newport 1-5 Malpas Road, Newport, South Wales, NP20 5PA.

The planning application has been submitted via the Planning Portal (Reference: PP-14848346).

Condition 2 states that:-

The proposed soft landscaping/tree planting for the site hereby approved shall be carried out in its entirety by a date not later than the end of the full planting season following substantial completion. Thereafter the trees, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

a) A short report with photo evidence by the landscape consultant to be submitted to Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and

b) A short annual report with photo evidence by the landscape consultant to Newport City Council submitted by 31st December for each year of the five-year establishment period summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements. For the purpose of this condition, the planting season shall mean the period of October to March.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of visual amenity having regard to policies GP2 and GP5 of the adopted Newport Local Development Plan 2011-2026 (adopted January 2015).

This application relates solely to Part b) of Condition 2, as Part a) has been formally discharged following the Council's decision notice dated 2 May 2024 under application ref. 24/0291.

Part a) of Condition 2 related specifically to the newly planted trees at Shell Newport, and confirmed that they have been inspected to ensure that they meet the specifications as detailed in the approved landscaping drawing SY23-361-LPP-23-01 as required by condition 2 Part a).

Condition 2 Part b) requires ongoing annual monitoring of the trees that have been planted, for the next five years. In accordance with the requirements of the condition, photographic evidence has been provided to demonstrate that the trees remain in good condition and that no replacement planting is necessary at this time. Photographic evidence of the trees has been provided as part of this letter (please see below).

A similar submission was made last year under application reference 25/0326 which was approved on 29 May 2025.

Based on the above it is respectfully requested that the application meets the requirements of Condition 2 Part b), with further reports to be submitted annually for the next two years. Should you have any queries regarding the above or any other matter relating to this application, please contact me on jackie@jmsplanning.com or 07770 328674.

Yours faithfully



Jackie Ford
JMS Planning & Development

Photographs of Trees (as at 8 April 2026 at 0830)

