

Date: 9th March 2017
Our Ref: 16.563

Geraint Roberts
Planning and Economic Regeneration,
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Dear Geraint,

Town and Country Planning Permission Act 1990 (as amended)
Discharge of Condition Application for planning application 13/1279 for the development of 251no. dwellings and associated works at land to the south of Glan Usk School, Herbert Road, Newport
Planning Portal Reference : PP-05897898

Asbri Planning Ltd have been instructed by Keepmoat to submit discharge of condition applications for the above mentioned site. This application seeks approval of details reserved by condition 14 (Noise Attenuation Measures) and condition 24 (Boundary Treatments).

Condition 14 reads:

"Notwithstanding the information submitted pertaining to boundary treatments full details of noise attenuation measures, including acoustic fencing as required to protect the amenity, both internally and externally of Plots 1 – 36, 37 – 41, 101 – 106, 147 – 150 & 151 – 203, 232 – 251 as identified in Drawing sw49 (04) 01J from adjacent noise sources (including railway noise where relevant) shall be submitted prior to the construction of any identified dwelling. Following the LPA's written agreement to the proposed scheme of mitigation the scheme shall be implemented fully as agreed prior to the occupation of any plot identified and retained thereafter.

Reason: in the interests of residential amenity and the effective mitigation of noise."

Condition 24 reads:

"No work shall be commenced on the construction of any building in the approved scheme in relation to each phase as defined by Condition 7 until full details of all boundary treatments have been submitted to and approved in writing by the local planning authority for that phase. Boundary treatment details in relation to any dwelling or building shall be implemented in accordance with the approved scheme prior to first occupation of that dwelling or building and shall be maintained as such thereafter.

Reason: to ensure adequate security and privacy and that the scheme is completed in a compatible manner to its surroundings."

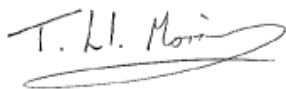
In order to discharge the above conditions, the following plans have been submitted via planning portal reference PP-05897898:

Plan Name	Prepared By	Drawing Number
Stone Facing to the Gabions Information Sheet	Hy-Ten Gabion Solutions	-
Specification of Gabion Fill	Hy-Ten Gabion Solutions	-
Acoustic Fencing	Procter contracts	PCD12
Retaining Walls	Keepmoat	Retaining Walls Rev A
Reinforced earth details (60)	Steve Morgan Associates	1155090 - 300
Reinforced earth details (70)	Steve Morgan Associates	1155090 - 301
Gabion Basket Retained Boundary 1	Steve Morgan Associates	1155090 - 302
Gabion Basket Retained Boundary 2	Steve Morgan Associates	1155090 - 303
Gabion Basket Retained Boundary 3	Steve Morgan Associates	1155090 - 304
Gabion Basket and reinforced earth bank extents plan Retaining Plan	Steve Morgan Associates	1155090 - 305

A cheque to the sum of £95 to cover the planning application fee will be sent under separate cover.

I trust this is satisfactory in order to register the application however if you require any further information please contact me.

Yours Sincerely,



Llyr Morris
Graduate Planner
Asbri Planning