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24th July 2025

Dear Grant,

APPLICATION FOR THE APPROVAL OF DISCHARGE OF CONDITIONS 02 – ARBORICULTURAL METHOD STATEMENT, 04 – ULTRA LOW EMISSION VEHICLE CHARGING AND 05 – PLOT 456 & 490 ALTERNATIVE BOUNDARY TREATMENT FOR PHASE HOLLIES 4 OF RESERVED MATTERS SUBMISSION 21/1301, Cot Hill, Llanwern, Newport, South Wales (Planning Portal Ref: PP-14203139)

Please find enclosed on behalf of Redrow South Wales a discharge of condition application to discharge conditions 02, 04 and 05 of the above mentioned reserved matters application.

Condition 02 states:

Arboricultural Method Statement

No operations of any description, (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection within the development, until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. (The Arboricultural Method Statement shall contain full details of the following:

- (a) Hedge Laying -full details including timing and methodology of the hedge laying, plus the name/contact details of the specialist hedging contractor;*
- (b) Any landscaping operations within RPAs (including no dig construction of path);*
- (c) Construction exclusion zones;*
- (d) Protective barrier fencing;*
- (e) Tree Protection Fencing;*
- (f) Ground protection;*
- (g) Service positions;*
- (h) Special engineering requirements including 'no dig construction';*
- (i) Pre-construction tree works;*

The development shall be carried out in full compliance with the Arboricultural Method Statement unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect important landscape features within the site in accordance with Policy GP6 of the NLDP 2011-2026 (adopted January 2015)

Condition 04 states:

Ultra Low Emission Vehicle Charging

Prior to the commencement of development a written scheme for the provision of infrastructure for ultra low emission vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with the approved details.

Reason: To future proof the site for the take up of ULEVs in accordance with Policy SP1 of the NLDP 2011-2026 (adopted January 2015)

Condition 05 states:

Plot 456 & 490 Alternative Boundary Treatments

Notwithstanding the approved plans, prior to the construction works commencing on Plot 456 and 490, details of alternative boundary enclosures facing the highway shall be submitted to and approved in writing by the Local Planning Authority. The boundary enclosures for these plots shall be completed in accordance with the approved details prior to their occupation.

Reason: In the interests of good design and placemaking and the visual amenity of the streetscape, in accordance with Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

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

Condition 02:

22-036_Great Milton Park_Hollies 4_AMS_July 2025_AMBLER-SJ

22-036a - Hollies 4 (TPP)

Condition 04:

EV Chargers Detail. Please note that enclosed shows how the houses will be wired to provide passive provision to each house and this detail was previously approved in relation to Cedars 3 (DOC – 24/0836).

Email from Application 28th Oct 2024

Condition 05:

P21-3058_01AH-Site Layout Hollies 4_

The application has been submitted via Planning Applications Wales (Ref: PP-14203139). 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



Land and Planning Graduate