

9 April 2025

VIA PLANNING PORTAL

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Dear Sir / Madam,

UNITS 19-21, INDURENT PARK, NEWPORT

APPLICATION FOR THE DISCHARGE OF CONDITION 35 (OIL INTERCEPTORS) OF OUTLINE PLANNING PERMISSION 06/0471

PLANNING APPLICATION WALES REF. PP-13935564

On behalf of Indurent Logistics Propco A8 Ltd (Indurent), please find enclosed an application for the approval of details to discharge condition 35 of outline planning permission (OPP) ref. 06/0471 relating to Plot N70 (Units 19-21) at Indurent Park Newport.

The OPP was granted on 1 April 2010 for the regeneration of the former steelworks site. Indurent Park Newport is located on the eastern end of the site and includes OPP for the park to deliver floorspace for offices, workshops, factories and warehouses (uses falling within B1, B2 and B8).

To date, Indurent has secured reserved matters (RM) approval for several business units and are now focussing on proposals to deliver the next phase of development, which includes four new business units, referred to as 19-21. A RM application has been submitted for approval by Newport City Council (ref. 25/0117).

This application relates specifically to Plot N70 as shown on the accompanying Location Plan (ref. 701103 RLA 25 XX DR A 0001). This application is accompanied by the following information to discharge the condition:

Condition 35 (Oil Interceptors)	Information submitted
<i>(35) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from roads, parking areas and hardstandings designed or used for the parking of vehicles shall be passed through an oil interceptor or another mechanism that removes hydro-carbons from surface water, the design and capacity of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The interceptor or other mechanism shall be installed as approved and shall be retained thereafter. Reason: To prevent pollution of the water environment.</i>	▪ SPEL ESR Bypass Treatment System brochure including performance certificates, installation methodology and capacities of the proposed separators; and ▪ Proposed Drainage Strategy Plan (ref. 25105-RLL-25-XX-DR-C-2004 P01), indicating what models (within the SPEL ESR range) have been specified on site and how they sit within the surface water network.

Payment of the £115.00 application fee has been paid via the Planning Portal to the Local Planning Authority.

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I trust the information required to discharge the above condition is in order. In the meantime, if there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink that reads "Savills -". The signature is written in a cursive, flowing style.

Joshua Price
Associate

Enc. As above