

Geraint Roberts
Newport City Council
Regeneration Investment and Housing
Civic Centre
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Dear Geraint



Redrow House
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Application for the approval of details relating to Conditions 2 Pumping Station, Condition 3 Fencing Details, and Condition 4 Circular Path of Reserved Matters (21/0184) – SW attenuation and Pumping Station

Please find enclosed, on behalf of Redrow Homes (South Wales) Ltd, an application to discharge the above-mentioned conditions.

In this regard, please find enclosed the following to discharge:

Condition 2: Pumping Station

"Notwithstanding the submitted details of the foul pumping station and its access no work shall commence on any surface element of the station and its access until details of surfacing, fencing and equipment housings have been submitted to the Council and agreed in writing. Thereafter the foul pumping station and its access shall be completed in accordance with the agreed details prior to its first operation and maintained as such thereafter. Reason: to ensure the foul pumping station and its access are of a high-quality appearance in a visually prominent location. Policies GP2 and GP6".

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

- Landscaping drawing (P23-0521_EN_13_Rev C)
- A0 16166 3D
- Pump Station Calculations
- Data Sheet - ZUG V100A 37-2HWR230

The enclosed design and technical details for the Pumping Station have previously been confirmed to be acceptable by Welsh Water. The enclosed landscaping drawing (P23-0521_EN_13_Rev C) details the landscaping scheme to screen the pumping station which consists of a native shrub planting mix which will grow to between 40cm and 80cm to screen the pumping station.

Condition 3: Fence Details

"Details of a fence (appearance, materials and location) or other means of enclosure to be provided along the top of the coloured sections of banking shown in Drawing BM11513-137 D shall be provided in writing to the Council. Following the Council's written agreement the fence / means of enclosure shall be provided as agreed prior to the first public access to the site. Reason: to ensure public safety, good design and to protect visual amenity. Policies GP2, GP6 and GP7".

The enclosed landscaping drawing (P23-0521_EN_13_Rev C) which will consist of a ranch rail which will be 1.2m height. The precise location is detailed on the enclosed landscaping drawing. Fence details 1.2m ranch rail) are also included.

Condition 4: Circular Pathway

"Details of a circular pathway broadly in accordance with approved Drawing DE 220 002 E – Landscape & Open Space Strategy (held on file 16/0864) including timing of implementation, routing, materials and details of the design, materials and siting of street furniture (to include minimally one bench and one bin) around the ponds shall be provided in writing to the Council. Following the Council's written agreement the path and other approved elements shall be provided as agreed and no public access shall be permitted to the site until the circular pathway has been completed. Reason: to ensure compliance with approved outline details, residential amenity, recreational opportunities and to enhance the Placemaking credentials of the scheme. Policies SP2, SP12, GP2, GP6 and CE3 and Planning Policy Wales Edition 11"

The enclosed landscaping drawing (P23-0521_EN_13_Rev C), demonstrated how a circular path is provided which incorporates the existing public right of way, the existing pavement along the spine road and a mown path to complete the circular walk. The materials of the path therefore consist of tarmac and mown grass. In terms of the timing, the tarmacked pavement is already installed and in terms of the remainder of the path, mowing can commence once the approval is forthcoming. The drawing also confirms the proposed location of one bench and one litter bin.

I trust the information is sufficient to allow the application to be determined in a reasonable timeframe.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Zoe Aubrey', with a horizontal line drawn underneath the name.

Zoe Aubrey
Senior Planning Manager