

Newport City Council
Planning Services
Planning and Economic Regeneration
Newport
NP20 4UR

4th June 2026

Dear Sir / Madam

**APPROVAL OF DETAILS RESERVED BY CONDITIONS ON APPLICATION REF. 25/0375
on Land formerly known as Whitehead Works, Mendalgief Road, Newport.
(Planning Portal ref. PP- 14989046)**

Following the grant of planning permission on the 14th January 2026 relating to the above development an Application Approval of Details Reserved by Condition has been submitted via the Planning Portal. The application relates to the following conditions:

Condition 4 – Bat Method Statement

Prior to commencement of the development, including demolition, a Bat Method Statement including measures as recommended in Section 6 of the approved document Bat Emergence Survey shall be submitted to and approved in writing by the LPA. The development shall be undertaken in accordance with the approved details.

Documentation submitted in support of this condition:

- 260401 LNT001-019-007 Bat Mitigation Method Statement

Condition 8 – Contamination

No development, (other than demolition) shall commence until:

- a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority.
- b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.
- c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

- d) Following remediation a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.
- e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

Documentation submitted in support of this condition:

- SI Report January 2026

Condition 9 – External Materials

Prior to the construction of the building, final details/samples of materials and finishes (including solar panels) to be used on the external surfaces of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Documentation submitted in support of this condition:

- Material Schedule
- Solar Panel Specification

Condition 11 – Kitchen Ventilation and Extraction

Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food. The fume extraction shall thereafter be maintained and retained as approved for the lifetime of the development.

Documentation submitted in support of this condition:

- Ventilation and Extraction Statement
- R-06G Kitchen Room
- R-06.2 Kitchen Canopy
- PA-V ine Filters Data sheet
- Purified Air ON-100 Brochure

I hope this provides a satisfactory level of information to validate the application. If you have any queries, please do not hesitate to contact me.

Yours faithfully,

C.Howes

Miss Claire Howes BA (Hons) MA MRTPI
Senior Planner