

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- 15004040)**

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 7 – Species Enhancement Plan

Prior to the commencement of development (other than demolition) a species enhancement plan (SEP) as recommended in Chapter 6 of the Preliminary Ecological Appraisal and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The SEP shall include but not be limited to details of;

- Bird and Bat Boxes integrated into the buildings design;
- Hedgehog highways to provide safe access in and out of the site;
- Bug hotels, compost heaps and other refugia within a variety of locations across the site.

The measures outlined in the SEP shall be implemented in accordance with the approved details.

Documentation submitted in support of this condition:

- B-100 Species Enhancement Plan

The species enhancement plan as submitted details the type and location of each proposed habitat enhancement as per the guidelines set out in the Preliminary Ecological Appraisal. Each habitat will be installed at the end of the construction of the building, during the fit out phase so that they are installed at an appropriate time for both the construction programme and future species.

Condition 19 - Piling

No piling or other penetrative foundation works shall be carried out unless otherwise approved in writing by the Local Planning Authority. Any requests for such approval shall be supported by sufficient information to demonstrate that the proposed method would not result in an unacceptable risk to groundwater. The development shall only be carried out in accordance with the approved details thereafter.

Documentation submitted in support of this condition:

- Declaration Sheet Siemens
- RA- Thick Wall
- COSHH Diesel
- Pile Testing
- RA- Manual Handling
- MS-Installing Thick Walled Steel Piles

LNT CARE DEVELOPMENTS

- COSHH Petrol

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,

