

Our Ref: 23.187
Date: 15th June 2026

Planning Services
Newport City Council
Civic Centre
Newport
NP20 4UR

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Dear Sir/Madam,

Town and Country Planning Act 1990
Approval of details relating to the partial discharge of Condition 22 (Ground Contamination) of
planning permission 20/1138
Land West of Telford Street, Newport
Planning Portal Ref: PP-14787280

Asbri Planning is appointed as planning agent to Pobl Group in respect of the above application for the approval of details relating to the partial discharge of Condition 22 (Ground Contamination) of planning permission 20/1138 of Land West of Telford Street, Newport.

The application has been submitted via Planning Portal and the submission documents are listed below. The following details are submitted:

Drawing (with drawing reference)	Prepared by
Site Location Plan (LP-01)	Hammond Architectural

In addition, the following documents have been submitted as part of this discharge of condition application:

Document Name	Prepared by
Application Forms	Asbri Planning
Application Covering Letter (this letter)	Asbri Planning
14260 Plots 7 to 14 Garden Capping Validation Report V-1	Intégral Géotechnique
14260 Plots 15 to 19 Garden Capping Validation Report V-1	Intégral Géotechnique

Please note that as the accompanying Garden Capping Validation report only relates to plots 7 to 19, it is only requested to partially discharge condition 22.

Condition 22 reads as follows:

"No occupation of proposed dwellings shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. *A preliminary risk assessment which has identified:*

- all previous uses*
- potential contaminants associated with those uses*
- a conceptual model of the site indicating sources, pathways and receptors*
- potentially unacceptable risks arising from contamination at the site [largely completed]*

2. *A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
3. *The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
4. *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.*

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination."

Report conclusions

The reports confirm that the required remediation works to the soft finished areas within plots 7 to 19 of the development have been established in accordance with the requirements of the Outline Site Investigation Report produced for the site.

In addition, the sum of £242.00 made payable to Newport Council in payment of the planning fee via Planning Portal. I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Sion Mainwaring
Graduate Planner