

APPLICATION NUMBER: 25/0353

PROPOSAL: PARTIAL DISCHARGE OF CONDITION 5 (INFRASTRUCTURE PHASING PLAN) (UNITS 15-18 INDURENT PARK ONLY) OF 06/0481
REDEVELOPMENT OF THE SITE TO CREATE A MIXED USE URBAN EXTENSION

SITE: Glan Llyn Development Site Queensway Llanwern Newport

APPLICATION TYPE: Full

The submitted proposal for phasing shows a start and end date as follows:

- Access, Unit 15, Unit 16 - start Q4 2025, complete Q4 2026
- Unit 17, Unit 18 - start Q4 2027, complete Q4 2028

The following is the submitted narrative on delivery of tree planting [Q4 2026] and seeding [Q3 2026].

New planting along access road and areas fronting onto the employment units.	Grass seeding is anticipated to occur in late summer / autumn 2026 Advanced stock trees is anticipated in Q4 2026.	The dates and period stipulated in the second column are aspirational but realistic. Advance stock trees will be planted when root-balled advanced nursery stock will be available.
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As the narrative does not tie in with the dates shown on the plan:

1. confirmation of the planting and seeding phasing should be sought
2. submission of the approved landscape plan would help for reference

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services June 2025