

Our Ref: 25.249
Date: 22nd July 2026

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

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
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Dear Sir/Madam,

Town and Country Planning Act 1990
Approval of details reserved by Condition 3 (CEMP) of planning permission 23/0989
Land South of Docks Way Disposal Site, Docks Way, Newport
Planning Portal Reference: PP-15103890

Asbri Planning is appointed as planning agent to Newport City Council in respect of the above application to discharge Condition 3 (CEMP) of planning permission 23/0989.

The application has been submitted via Planning Portal, and the submission documents and drawings are listed below:

Document/Drawing Name (reference where appropriate)	Prepared by
Covering Letter	Asbri Planning
Planning Application Form	Asbri Planning
Site Location Plan (Figure 001-A draft1)	Dulas
Construction Environmental Management Plan	Cyson Cymru

Condition 3 of the above planning permission states:

'No development shall take place until a site-specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison;*
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team;*
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours;*
- Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works;*
- Procedures for emergency deviation of the agreed working hours;*

- *Deliveries to and removal of plant, equipment, machinery and waste from the site, and operational work must only take place within permitted hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays with no audible works on Sundays;*
- *Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- *Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus*

Reason: To protect the amenities of occupiers of other premises in the vicinity.'

The appropriate planning fee of £242 has been paid via an internal transfer. I trust that the submitted documents allow the application to be validated and look forward to receiving the application reference number and target determination date in due course. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours faithfully,

Georgia McColm
Graduate Planner