
Dated 07/01/26

RE: 23/1150/FUL | Pre-commencement planning condition discharge 2,6

Dear Newport City Council Planning Dept.

We write in reference to the above planning permission and our acknowledgement / approach to managing the pre-commencement planning restrictions. Please find herein a snapshot of conditions with our relevant response.

Should there be any questions, please do not hesitate to get in touch with us directly, as the managing agent on behalf of the applicant.

Regards.

Craig Davies
CEO & Founder

MGroup of Companies



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Condition 2 Detail

Scheme of Foul Drainage

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul or surface waters shall be allowed to connect directly or indirectly with the public sewerage system.

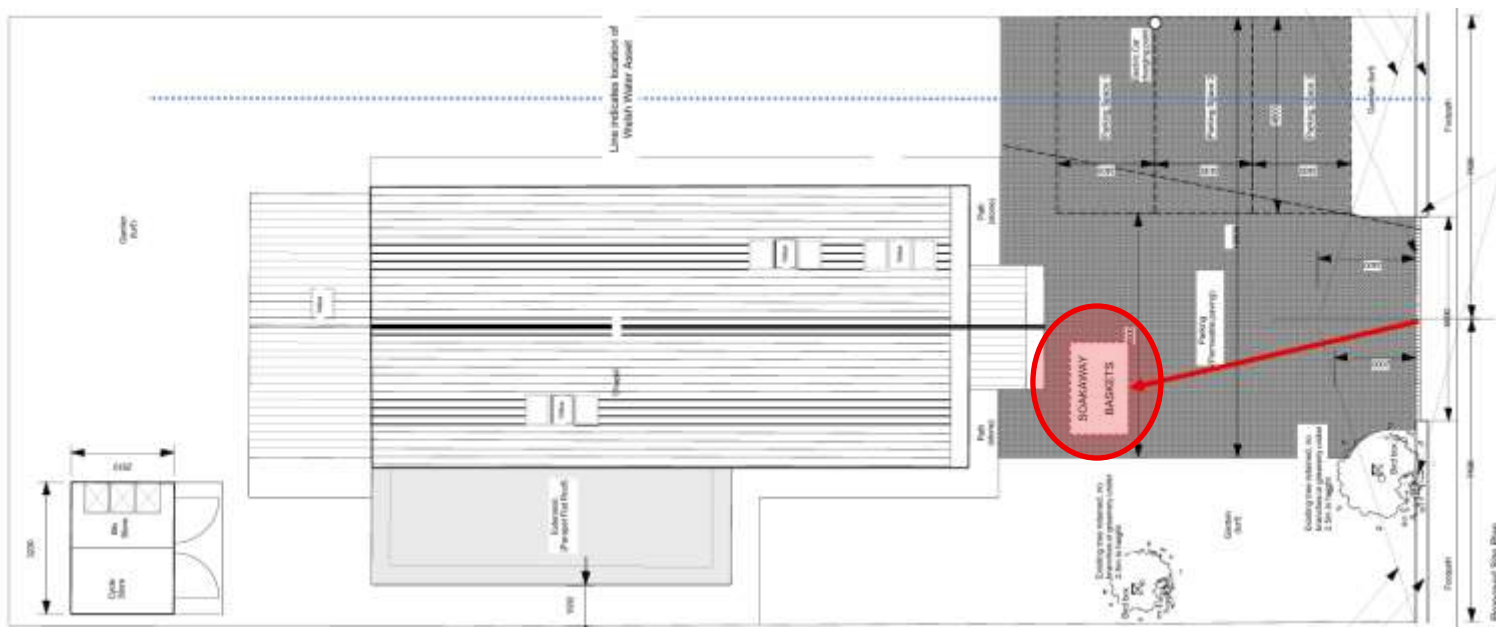
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy GP3 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Response

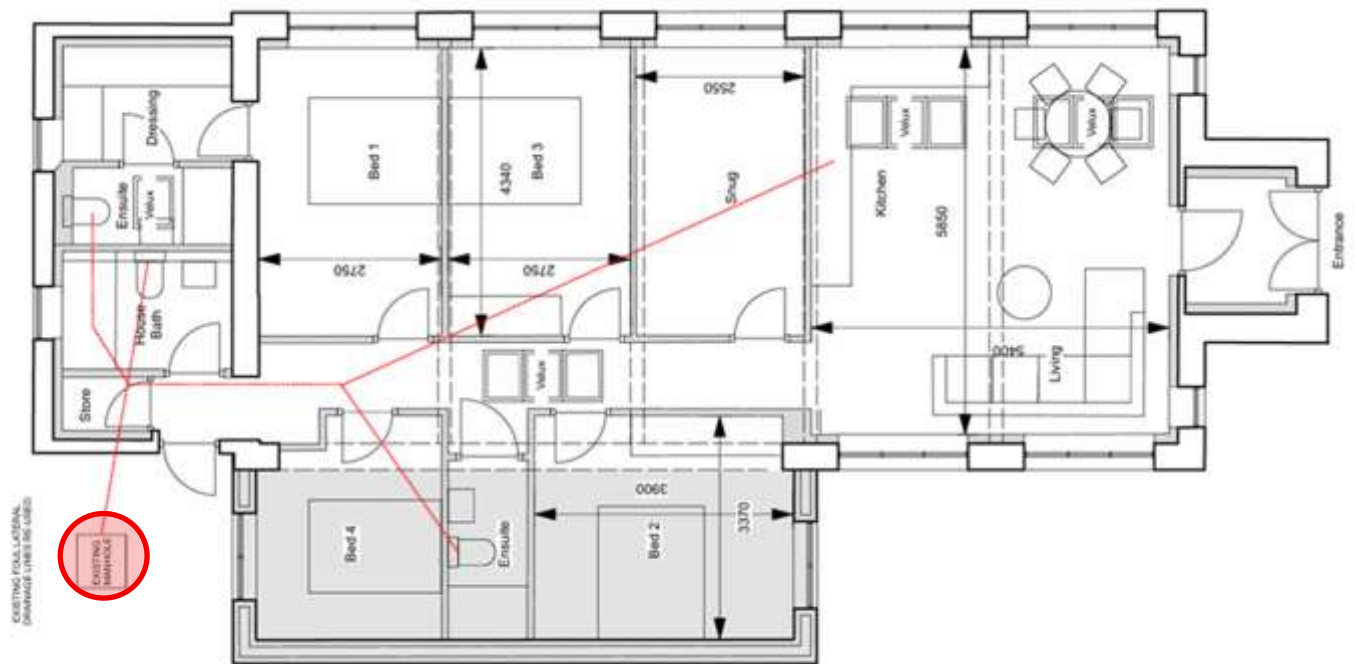
MAINTY Group LTD confirm the following:

Existing WC lines will be retained and utilised for the purpose of Foul Waste from bathroom and kitchen only (as per the existing setup at the location)

All Rain Water and Ground Water will be channeled by ACO and land drains to a soakaway basket system, as identified on submitted and approved plans (below circled RED for reference). Existing WelshWater assets running through site, will remain in position unhindered (blue line for reference)



DRAIN & FOUL WASTE PLAN AS PROPOSED



Front Boundary Details

Reason: In the interest of visual amenity and preserving the character and appearance of the street scape in accordance with Policy GP2(ii) and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

MAINTY Group LTD propose that the leading elevation wall to be constructed from 7N Dense Block, and rendered with lime mortar to match the existing church elevation, and painted in Glacier White Sandtex External Paint. See images below:

- 1/ Detail of 600mm dwarf wall location, marked in RED
- 2/ Proposed design example of dwarf wall
- 3/ Elevations detailing wall

Figure 1: A detailed site plan for a proposed development. The plan shows a central 'Access' area flanked by 'Footpath' areas on both sides. A 'Bird box' is located on the left side of the access. A 'Garden (lurf)' is on the right. A 'Parking Space 3' is shown at the top right. Dimensions are provided for various areas: 7430 for the total width, 2000 for the bird box width, 2000 for the garden width, 2400 for the parking space width, and 4800 for the total length. A 'Broken line indicates visibility splay' is shown on both sides. A 'Shaded area will remain private but be kept clear of obstructions to visibility over 600mm in height' is indicated. A 'Low lying wall with no obstruction in the visibility splay will exceed +600mm in height' is noted on both sides.

Image 2



Image 3
Elevations showing front boundary dwarf walls at 600mm from ground level, with 5000mm driveway access opening.

