

**Our ref:** AF/50283  
**Your ref:** 24/0066  
**Email:** [eve.warwick@quod.com](mailto:eve.warwick@quod.com)  
**Date:** 22<sup>nd</sup> September 2025



Planning Services  
Newport City Council  
Civic Centre  
Newport  
NP20 4UR

**Submission via Planning Portal (PP-14432085)**

Dear Sir / Madam,

**Town and Country Planning Act 1990 (as amended)**  
**Application for the approval of details reserved by Condition 2 of planning permission ref. 24/0066, dated 24<sup>th</sup> April 2025**  
**Units 3 & 4, 28 East Retail Park, Docks Way, Newport, South Wales, NP20 2NW**  
**Application submitted on behalf of Newport Lux S.A.R.L**

We are instructed by our client, Newport Lux S.A.R.L ('the Applicant'), to submit the enclosed details to discharge Condition 2 (Scheme of Biodiversity Enhancement) of planning permission ref. 24/0066 (dated 24<sup>th</sup> April 2025), in respect of Units 3 & 4, 28 East Retail Park, Docks Way, Newport, South Wales, NP20 2NW ('the Site').

The application has been submitted via the Planning Portal (PP-14432085) and includes the following documents, in line with your validation requirements:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. 24/0066, dated 24th April 2025); and**
- **Scheme of Biodiversity Enhancement, prepared by Ethos Environmental Planning.**

A payment of £200 has been made to Newport City Council via the Planning Portal on the day of submission to cover the requisite application fee.

## **1 Background**

Planning permission was granted on 24<sup>th</sup> April 2025 under planning permission ref. 24/0066 for the following development:

*"Refurbishment Of Units 3 & 4 (Class A1) Comprising External Alterations Including New Shopfront and Lobby to create a Single Retail Unit, Creation Of Servicing Platform to rear, Car Parking Reconfiguration, Cycle Stands and Trolley Bays, Plant Enclosure and Associated Works."*



This permission was subject to 4no. conditions.

This application seeks to discharge Condition 2 (Scheme of Biodiversity Enhancement) in full.

## **2 Details pursuant to Condition 2**

Condition 2 is a pre-occupation condition that requires the following:

*“Prior to the first use of the unit as a food store a scheme of biodiversity/ecological enhancement to include a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained in that state thereafter.”*

The Scheme of Biodiversity Enhancement, prepared by Ethos Environmental Planning, has been enclosed and provides the details of the enhancements proposed including provisions for bird boxes at the Development Site. The location, specification and appearance of the bird boxes are set out within the document.

The requisite details required by Condition 2 have been provided and this condition can therefore be fully discharged.

We trust that this information is sufficient for you to register this application and discharge the condition outlined in this submission. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

Adrian Fox  
Associate Director

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