

From: Sion Mainwaring <SionMainwaring@asbriplanning.co.uk>

Sent: 30 June 2026 10:02

To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>

Cc: Jon Hurley <jon@asbriplanning.co.uk>

Subject: RE: 26/0384 - Former Open Hearth, Ringland, Newport - Conditional Discharges

Hi Geraint,

Apologies for the delay in getting back to you.

I have addressed your comments on each condition in turn below:

Condition 8 – A bin and knee rail have been added to the Public Open Space (POS) (please see the revised layout plan and POS site sections attached). Our engineer has advised that additional hard landscaping cannot be introduced within this area as it would affect the SAB approval. However, the knee rail should provide a semi-defined boundary to clearly identify the extent of the POS.

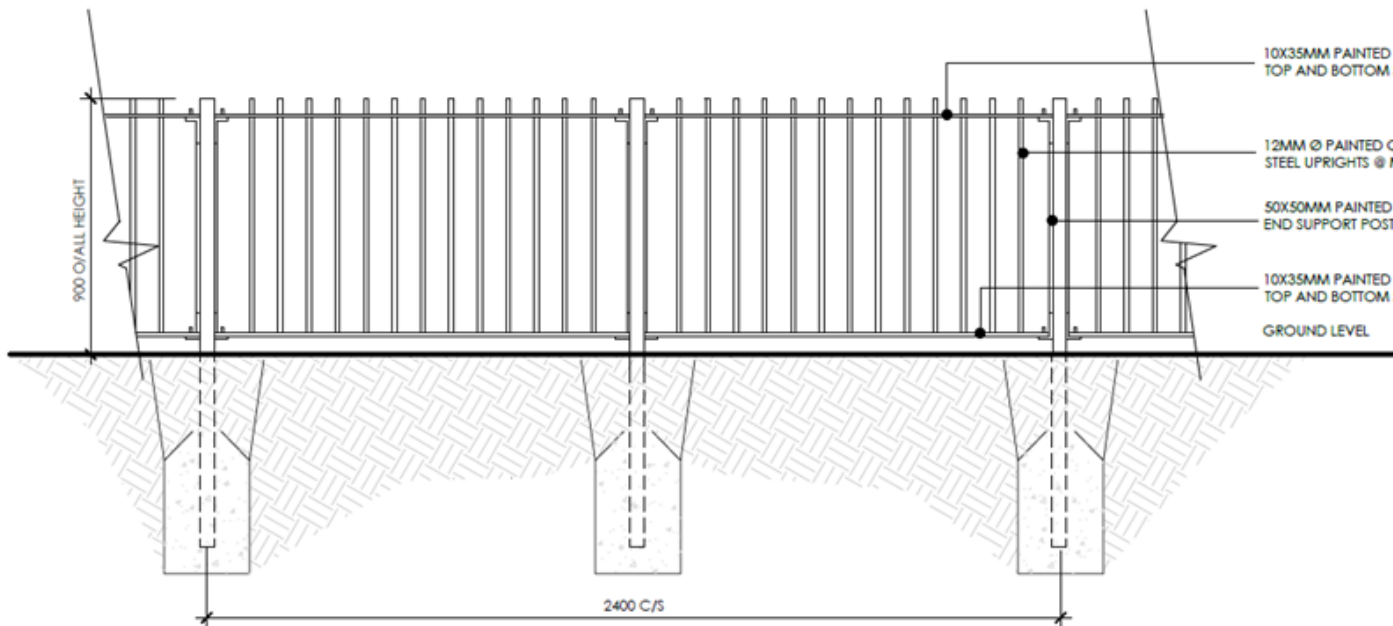
Condition 10 – We propose installing EV charging points within the two visitor parking spaces to the east of the site (see the revised layout plan).

Condition 12 – Please see the updated key on the attached boundary identification plan. The boundary types (Type A, Type B, etc.) have been added so that they correspond with the boundary detail drawing. This should now read easier.

Condition 15 – The flat-top railings are identified as Type B, as shown below.

TYPE A: CLOSE BOARDED TIMBER FENCE _ 1800MM HIGH

PLAN KEY REFERENCE



TYPE B: 900mm HIGH RAILINGS [Colour Black]

PLAN KEY REFERENCE

Please let me know if you have any further comments or require anything else.

Thanks,

Siôn Mainwaring – Graduate Planner

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From: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Sent: 28 May 2026 15:52
To: Sion Mainwaring <SionMainwaring@asbriplanning.co.uk>
Subject: 26/0384 - Former Open Hearth, Ringland, Newport - Conditional Discharges

Hello Sion

Condition 08 – we have no details of enclosures or footpath surfacing, planting, street furniture (other than bench location). In effect it appears we are being offered a bench and some grass. That is not a LAP and we would not approve this.

Condition 10 – we are being offered passive provision for 4 chargers all in allocated spaces. This is minimal and I do not see how residents outside the allocated plots will be able to charge ULEVs? I suggest you put charging infrastructure in the visitor spaces which are at least not allocated although in reality they will probably be ‘colonised’ by one of the flats.

Condition 11 – we have no details of some of the retaining wall finishes since they are not shown in yellow hatching – see Drawing 2307 100 M – Engineering Appraisal from the parent permission which identifies all retaining walls.

Condition 15 – There are no details (appearance and colour) of the galvanised flat top railings? See Drawing LT2401.04.07 A – this submission

Please get back to me as necessary.

Geraint N. Roberts

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