

Our Ref: 23.174
Date: 29th April 2025

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

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Dear Sir or Madam,

Town and Country Planning Act 1990
Discharge of condition 4 (enclosures), 7 (refuse storage), and 18 (ev charging) in relation to application 20/0140
Land At Constables Close, Pillgwenlly, Newport
Planning Portal ref. PP-13968317

Asbri Planning is appointed as planning agent to Cardo Group Wales and West in respect of the above planning application for the discharge of condition 4 (enclosures), 7 (refuse storage), and 18 (ev charging) in relation to application 20/0140 a conversion of plots 21-28 from 8 no. Flats to 4 no. dwellings, including alterations to front porch and rear fenestration. Conversion of plots 1 and 2 from dwellings to 5 no. supported accommodation flats, including front, side and rear extensions. Conversion of plot 3 from a dwelling to 2 no. maisonettes. Demolition of plots 15,16,29 and 30 and replacement with open space and new access, rebuilding of side elevations of plots 14,17 and 31 widening of rear gardens to plots 9,10 and 34, creation of courtyard parking and landscaping on land At Constables Close, Pillgwenlly, Newport.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following documents are submitted.

Drawing name	Prepared by
Site Location Plan	Childs Sulzmann Architects
Cover Letter	Asbri Planning
Landscape Strategy	Tetra Tech
Landscape Planting Plan	Tetra Tech
EV Charging Infrastructure Site Plan	nationalgrid
Proposed Site Layout	LeTrucco design

Condition 4

"All means of enclosure associated with the development hereby approved, other than those already agreed as part of the submissions, shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the beneficial occupation of the development. The means of enclosure agreed shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason: To safeguard local visual amenities, and to ensure the development accords with Policies GP2, GP6 and GP7 of the Adopted LDP."

To discharge Condition 4, the following documents are submitted: the Landscape Strategy, Landscape Planting Plan, and Proposed Site Layout. These plans collectively illustrate the proposed means of enclosure, including boundary walls indicated in the Proposed Site Layout and hedgerows shown in the Landscape Strategy and Landscape Planting Plan. Together, these documents provide full details of the proposed enclosures in accordance with the requirements of the condition.

Condition 7

"Notwithstanding the submitted details and prior to first beneficial use, a scheme for the provision of waste storage and recycling for the approved scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to first beneficial use and thereafter maintained for the duration of the use."

Reason: To ensure that the amenity of occupiers and neighbours of the development site is not adversely affected by waste, compliance with W3 of the Adopted LDP 2011-2026."

To discharge Condition 7, the Proposed Site Layout is submitted, which outlines the arrangements for waste and recycling storage. The Officer's Report confirms *"The refuse collection is proposed from the rear gardens of each property and a plan has been provided that demonstrates each garden is within 30m of the refuse vehicle. Based on the current scheme, the Waste section are happy with the proposed arrangements. It has been indicated that houses with 6 residents may qualify for a 180litre bin, rather than a standard 120l, and provision in bin stores may want must account for the change to the bin. Details of the bin storage can be detailed as part of a condition attached to the consent."*

The layout plan identifies bin storage areas to the front of each property, it is intended that on collection days, bins will be moved to the rear of the properties for collection. Vehicle tracking has been provided for a refuse vehicle.

Condition 18

"No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained."

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)."

EV Charging Infrastructure Site Plan shall be used to discharge this condition.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Liam Griffiths
Principal Planner