

Date: 3rd August 2018

Our Ref: EH/17.104

Geraint Roberts
Planning and Economic Regeneration,
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Dear Geraint,

Town and Country Planning Permission Act 1990 (as amended)
Full planning application for the construction of 195 residential units, internal road network, parking, landscaping and associated works
Land South of Glan Usk Primary School, Herbert Road, Newport
Planning Ref: 18-0293

Asbri Planning Ltd is appointed as planning agent to The Pobl Group in respect of a Planning Application for the construction of 195 residential units, internal road network, parking, landscaping and associated works on Land South of Glan Usk Primary School, Herbert Road, Newport.

In June 2018 comments on the planning application were received from the Council's Planning and Highway's Officers. As a result the application has been amended to address these comments. As such the following information is submitted and details these amendments. Documents denoted with an asterisk * will be submitted on a disc due to file size.

Drawing Title	Drawing No.
Proposed Site Layout	(04) 100 Rev N
House Type C & D Elevations T1	(04) 331 Rev B
House Type C & D Elevations T3	(04) 333 Rev B
House Type I & J Ground Floor Plan	(04) 281 Rev A
House Type I & J Elevations	(04) 381 Rev C
Refuse Vehicle Tracking	1795-002
Landscaping Plans	LA1 Rev F
Landscaping Plans	LA2 Rev F
Landscaping Plans	LA3 Rev F
Landscaping Plans	LA4 Rev F
Landscaping Plans	LA5 Rev F
Landscaping Plans	LA5 Rev F

Landscaping Plans	LA6 Rev F
Landscaping Plans	LA7 Rev F
Landscaping Plans	LA8 Rev F

Document	Prepared by
Addendum to Environmental Statement Volume 1 - 3	Asbri Planning
Design and Access Statement Rev A *	Asbri Planning
Piling Strategy *	SMA
Supplementary Piling Note	Asbri Planning

Materials

Paragraph 7.4 of the Planning Statement (March 2018) provides a justification for the proposed materials and states that:

“The proposal includes a variety of residential units – apartments, FOGs, semi-detached and detached houses which have been designed to reflect the character of Newport. The materials for the proposed units will comprise Parex Monorex render, brick and where applicable weatherboard cladding. The render matches the render approved for Phase 1 and is a durable render that will be a robust material in the exposed river location. Furthermore the apartments will be offered on a leasehold basis with the freehold being retained by The Pobl Group. As such the maintenance of the render on the blocks of apartments will be subject to a maintenance regime that will be managed and implemented by The Pobl Group”.

Therefore it considered that through the provision of good quality materials and an adequate management and maintenance regime by Pobl Group that the use of render is justified.

I trust that the amended details are acceptable. However if you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Emma Harding
Principal Planner

Enc.