

Planning Services
Planning and Economic Regeneration
Newport City Council
Civic Centre
Newport
NP20 4UR

Email: planning@newport.gov.uk

Our Ref: 0655

12 May 2026

Dear Planning,

APPLICATION TO DISCHARGE CONDITION 7 AND 10 OF PLANNING PERMISSION REF. 25/0069

SOUTH DOCK, EAST WAY ROAD, ALEXANDRA DOCKS, NEWPORT, SOUTH WALES

On behalf of our client, CEM Minerals, please find enclosed an application for the discharge of condition 7 and 10 of planning permission ref. 25/0069, granted by Newport City Council on the 23rd December 2025.

The planning permission relates to:

“Construction and operation of a mill including storage of raw materials, to produce 'green' cement from recycled, non-hazardous, waste materials, storage of the product and onward distribution”

The following conditions are sought to be discharged as part of this application:

Condition 7

“No development shall be commenced until details/samples of materials and finishes to be used on the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.”

The following details of materials are provided in accordance with the requirements of condition 7:

Silo(s):

- Steel Silo(s)

Office:

- Prefabricated concrete columns and beams for structure

Postal address: Parkhill Business Centre, Walton Road, Wetherby, West Yorkshire, LS22 5DZ. +44 (0) 330 002 1780.

E: info@stephenson-halliday.com | W: stephenson-halliday.com

- Facades: Prefabricated washed out insulated concrete sandwichpanels
- Aluminium framework windows and doors
- Roof: concrete floorslab + insulation + PVC finishing

Clinckerwarehouse:

- Facades of in-situ concrete
- Aluminium sectional gates
- Roof: insulated profiled aluminium sandwichpanels
- Roof: Polycarbonate insulated transparent panels for skylights

Warehouse:

- Facades of in-situ concrete
- Aluminium sectional gates
- Roof: Steeldeck + insulation + PVC finishing

Mill:

- Steel structure
- Facades: insulated profiled aluminium sandwichpanels
- Roof: Steeldeck + insulation + PVC finishing

Maintenance Warehouse

- Facades: Prefabricated washed out insulated concrete sandwichpanels
- Roof: Steeldeck + insulation + PVC finishing

Hardstanding:

- Concrete for silo area
- Asphalt for other areas

Fencing: palisades or wire mesh fences

Infrastructure (conveyors, airslides): steel structure and other industrial materials.

If required, samples or further details of the materials can be provided on request.

Condition 10

“No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:

- *Construction methods: details of materials, how waste generated will be managed;*
- *General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.*
- *Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.*
- *Soil Management: details of topsoil strip, storage and amelioration for re-use.*

- *CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.*
- *Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.*
- *Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use*
- *Traffic Management: details of site deliveries, plant on site, wheel wash facilities*
- *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
- *Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details*
- *Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.*

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.”

The following report has been prepared in accordance with the requirements of condition 10:

- Construction Environmental Management Plan (Report No. CEM_GCCM_CEMP.v1) by RCS Environmental Solutions

I trust that the information provided is sufficient to discharge condition 7 and 10 of planning permission 25/0069 however, should you require further information, please do not hesitate to contact me at any time.

Yours sincerely,

Matt Mortonson

Associate Director

E: Matthew.Mortonson@stephenson-halliday.com