

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR



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www.newport.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Oakley Court

Address Line 1

Ruskin Avenue

Address Line 2

Town/city

Rogerstone

Postcode

NP10 0AA

Description of site location (must be completed if postcode is not known)

Easting (x)

327368

Northing (y)

188784

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Josh

Surname

Downey

Company Name

Simply Planning Ltd

Address

Address line 1

Simply Planning

Address line 2

214 Creative Quarter

Address line 3

8a Morgan Arcade

Town/City

Cardiff

Country

Postcode

CF10 1AF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

0.49

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
 No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Conversion and change of use of existing roof spaces to increase the number of self-contained flats from 3 to 6 units, together with the provision of two additional parking spaces and biodiversity enhancement measures

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

21No. Flats (use C3)

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

Public House

When did this use end (if known)?

29/07/2021

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
 No

Materials

Does the proposed development require any materials to be used in the build?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

As per existing arrangement approved as part of wider residential scheme (App Ref. 20/0696)

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

As per existing arrangement (App Ref. 20/0696)

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
 No

Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes
 No

Certificate of Ownership Certificate D

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Ruskin House

Number:

1

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Ruskin House

Number:

2

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Ruskin House

Number:

3

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Ruskin House

Number:

4

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Ruskin House

Number:

5

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Ruskin House

Number:

6

Suffix:**Address line 1:**

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:**Name of Owner/Agricultural Tenant:**

**** REDACTED ****

House name:

Scenic House

Number:

8

Suffix:**Address line 1:**

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:**Name of Owner/Agricultural Tenant:**

**** REDACTED ****

House name:

Scenic House

Number:

9

Suffix:**Address line 1:**

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:

Scenic House

Number:

10

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin House

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Scenic House

Number:

11

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Scenic House

Number:

12

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Scenic House

Number:

14

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Squires House

Number:

16

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Squires House

Number:

17

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Squires House

Number:

18

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Squires House

Number:

19

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

**** REDACTED ****

House name:

Squires House

Number:

20

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Squires House

Number:

21

Suffix:

Address line 1:

Oakley Court

Address Line 2:

Ruskin Avenue

Town/City:

Rogerstone

Postcode:

NP10 0BN

Date notice served (DD/MM/YYYY):

11/07/2025

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Josh

Surname

Downey

Declaration Date

14/07/2025

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Josh

Surname

Downey

Declaration Date

14/07/2025

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Alex Smith

Date

14/07/2025