

Local Planning Authority Questionnaire



**PCAC
PEDW**

Penderfyniadau Cynllunio
ac Amgylchedd **Cymru**
Planning & Environment
Decisions **Wales**

For Planning, Conservation area, Listed Building and Advertisement applications/appeals

The LPA must send the completed questionnaire and any attachments to PEDW.casework@gov.wales and the appellant (or their agent) **within 5 working days of the start date** specified in our start letter.

Case details

- | | | |
|----|--------------------------|---|
| 1. | PEDW reference(s): | <input type="text" value="CAS-04098-F6S8Z2"/> |
| 2. | LPA reference(s): | <input type="text" value="24/0524"/> |
| 3. | Site address / grid ref: | <input type="text" value="Land North of Rock Cottage, Arcade Road, Penhow, Newport"/> |
| 4. | Case type(s): | Planning application (s78) <input checked="" type="checkbox"/>
Planning application (Household HAS /
Minor Commercial CAS) <input type="checkbox"/>
Conservation Area consent <input type="checkbox"/>
Listed Building consent <input type="checkbox"/>
Advertisement consent <input type="checkbox"/> |

Appeal procedure and site visit

- | | | |
|----|--|--|
| 5. | Which procedure do you consider the appeal should follow? | <input type="text" value="Written representations"/> |
| | If Hearing or Inquiry, provide reasons here for why you consider this to be justified | <input type="text"/> |
| 6. | Will the Inspector need to enter the appeal site/property? | <input type="text" value="Yes"/> |
| 7. | Do you consider that the Inspector needs to enter neighbouring private land/property to view the site? | <input type="text" value="No"/> |
| | If Yes, give reasons and provide the neighbouring site address. If you have them, provide the contact details of the landowner in an attachment. | <input type="text"/> |
| 8. | If access to private land/buildings is required, are you content for the Inspector to visit the site on an 'access required' basis, with only the landowner or their representative present? | <input type="text" value="Yes"/> |

If No, give reasons for why you consider an Accompanied Site Visit to be necessary

9. Are you aware of any health and safety issues which would need to be considered when the Inspector visits the site?

If Yes, describe the health and safety issues to be considered

10. LPA contact for site visit, hearing or inquiry arrangements:
Francesca Sanders Francesca.sanders@newport.gov.uk

Supporting documents

11. LPA case file and representations:

- [Documents for reference 24/0524: Public Access](#)

12. LPA's adopted local development plan and Proposals Map:

- [Local Development Plan | Newport City Council](#)

13. Adopted local guidance relevant to the proposal:

- [New Dwellings - SPG Adopted Jan 2020 \(newport.gov.uk\)](#)

14. If applicable, do you intend to submit a full statement at the 4-week stage?

Statutory considerations

15. Is all or part of the site within an Area of Outstanding Natural Beauty?

16. Does the site include any public rights of way?

If Yes, attach or insert a link to the definitive map and statement for the local area

17. Is all or part of the site within a Conservation Area?

If Yes, attach or insert links to a plan showing the Conservation Area boundary

18. Would the proposal involve works to, or affect the setting of, a listed building, Scheduled Monument or other designated historic asset?

If Yes, attach or insert links to the listing description(s) and location plan

19. Is any part of the site subject to a Tree Preservation Order?

If Yes, attach or insert links to the relevant plan and details

20. Is the site within or likely to affect an International or National Designated Site for nature conservation (as defined in Planning Policy Wales)?

If Yes, specify the name and attach any relevant details

21. Are any protected species likely to be affected by the proposal?

Bats – please refer to officer report

22. Does the case involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the LPA?

23. Have you received comments or directions from any government department/agency or statutory undertaker, including in response to a statutory notification or consultation?

If Yes, specify which and attach any relevant details

Suggested conditions

24. Review the following standard conditions and advise whether they would be necessary if permission/consent is granted (*not applicable to Advertisement consent proposals*):

a) The development shall begin not later than five years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 / Section 18 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

b) The development shall be carried out in accordance with the following approved plans and documents:
Reason: To ensure the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.

- TG2203-00 Rev C Block and Location Plan (received 18/09/2024)
- TG2203-01 Existing Plans and Elevations
- TG2203-21B Proposed plan and elevations (received 18/10/2024)
- TG2203-22B Proposed stables
- TG2203-24B Bat House
- TG2203-25 D Soft Landscaping Plan (received 18/10/2024)
- TG2203-26 Foul Drainage
- TG2203-27 Lighting strategy
- TG2203-28 Site sections
- TG2203-29 Integration of hardscaping into the landscape
- TG2203-30 Gate detail Integration of hardscaping into the landscape
- TG2203-31 Tree protection fence
- TG2203-32 Structural Enhancement Strategy (received 18/10/2024)
- TG2203-33 Structural Enhancement Strategy 2 (received 18/10/2024)
- TG2203-34 Integrity of Original Structure (received 18/10/2024)
- TCP-TPP - Tree Protection Plan

Preliminary Ecological Assessment (received 17/06/2024)

Bat Survey (received 17/06/2024)
 Business Re-Use Report (received 17/06/2024)
 Tree Technical Note (received 17/06/2024)
 Welsh Water Waste Plan (received 17/06/2024)
 Speed Survey (received 17/06/2024)
 Tree and Root Protection - All Sites (received 17/06/2024)
 2024-06 Green Infrastructure Statement - Land North of Rock Cottage
 Package Treatment Plant Information (received 08/07/2024)
 British Water Code of Practice Drainage Fields amended final (received 21/06/2024)
 GRAF One2Clean Benefit Flyer (received 21/06/2024)
 Grassconcrete2 (received 21/06/2024)
 Hedgerow translocation method statement (received 21/06/2024)
 One2Clean Installation Manual Part 1[18] (received 21/06/2024)
 One2Clean Specification Sheet (received 21/06/2024)
 Package Treatment plant feasibility report (received 21/06/2024)
 PIA Certificate One2Clean Biological (received 21/06/2024)
 Planning statement (received 21/06/2024)
 Structural Inspection Report - QPM-R-S-500 Revision A dated 11 June 2024
 Soft Landscape Planting and Maintenance Schedule (received 21/06/2024)
 TG2203 Transport plan (received 21/06/2024)
 TG2203 Visual impact assessment (received 21/06/2024)
 Design and Access Statement (received 21/06/2024)
 Crack Repair Information (received 18/10/2024)

- c) No development shall take place until a scheme for biodiversity enhancement has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9.
25. Do you consider other conditions, or amended versions of the above standard conditions, to be necessary?
- To be included in 4 week statement

Before sending, have you attached or provided a web link to:

26. A copy of the applicant's certificate confirming that they notified persons with an interest in the land?*
[ViewDocument](#)
27. Evidence of any publicity given to the application, including site notices and local advertisement?***
[Documents for reference 24/0524: Public Access](#)
28. A copy of the letter with which you notified people of the appeal AND a list of the people you notified?
 Insert weblink here if available online. If No, give reasons
29. The LPA's Environmental Impact Assessment Screening Opinion, if applicable?

If Yes, insert weblink or attach a copy of the Screening Opinion and any related correspondence

30. Advertisement consent proposals only: A true copy of the Discontinuance Notice (if one has been issued)?

N/A

If Yes, state how the use of the site or the display of the advertisement(s) enjoys the benefit of deemed consent

31. Details of other appeals or applications relating to the site, or a nearby site, which are still being considered by PEDW or the Welsh Ministers?

No

If Yes, provide reference numbers and, if applicable, attach or insert links to relevant documents

32. Details of any previous appeal decision relating to the site or a nearby site referred to by the LPA or applicant?

No

If Yes, provide the reference number(s) and address(es) and attach or insert links to the decision(s) and any relevant application documents

33. Any other relevant information that we should know about?

No

If Yes, provide a brief description and attach or insert links to the relevant details

Declaration

Signed:

Francesca Sanders

Date:

11/06/2025

On behalf of:

Newport City Council

Now email to PEDW.casework@gov.wales in PDF format

** Article 11 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012; Regulation 7 of The Town and Country Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012*

*** Article 12 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012; Section 67/73 of The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990; Regulation 10 of The Town and Country Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012*