

Notice of Decision



I Williams
AFA Architects & Planners Limited
4, Stow Park Gardens
Stow Park Gardens
Newport
NP20 4HP

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **23/0404**
Application Type: **Full**
Proposal: **PROPOSED NEW DWELLING WITH CAR PARKING AND ASSOCIATED SITE WORKS**
Site/Location: **The Fields, Land North Of And Adjacent To , Milton Hill, Llanwern, Newport, NP18 2DU**
Decision Date: **8th October 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 26th November 2024. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: 1990-PL04 E Proposed Lower Ground Floor and Ground Floor Plans, 1990-PL05 E Proposed First Floor and Roof Plans, 1990-PL06 H Proposed Lower Ground Floor-Site Plan, 1990-PL07 I Proposed Ground Floor-Site Plan, 1990-PL09 G Proposed Elevation-01, 1990-PL10 G Proposed Elevation-02, PL11D, 1990-PL12 E Bird and Bat Boxes, Landscape layout RAL405-01 Issue 03, Tree Report 6/11/2024 by James Pinder.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Pre- commencement conditions
No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and in accordance with Policy CE6 of NLDP.
3. Prior to the commencement of development full details of all boundary treatments shall be submitted to the Local Planning Authority and written approval received. The development shall be carried out in accordance with the approved details and retained as such for lifetime of development. The dwelling shall not be occupied prior to the approved boundary treatments being provided on site.
Reason: In the interests of neighbouring amenity, tree protection and highway safety and in accordance with Policies GP2, GP5 and GP4 of NLDP.

4. No development shall commence until full details of all retaining walls have been submitted to and approved in writing by the local planning authority. These details shall include full sectional details, materials and finishes along with structural calculations and tree impact mitigation. The development shall be completed in accordance with the approved details prior to the first occupation of the dwelling as hereby approved and shall thereafter be permanently maintained thus.
Reason: In the interests of visual amenity and tree protection in accordance with Policies GP5 and GP6 of the NLDP.
5. Prior to the commencement of development full details of foul and surface water drainage shall be submitted to the Local Planning Authority and written approval received. The development shall be carried out in accordance with the approved details and retained thus in perpetuity. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
Reason: To ensure the site is suitably drained in accordance with Policy GP3 of NLDP and to ensure the provision of drainage does not adversely impact existing or proposed landscape features.
6. No development, to include demolition, shall commence until a Tree and landscaping Protection Plan (in accordance with BS 5837:2012) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Tree and landscaping Protection Plan in relation to T2, T3 and G1 and the existing landscaping features along the northern boundary of the site adjacent to Milton Hill.
Reason: To protect important landscape features within the site and in the interests of tree protection in accordance with Policy GP5 of NLDP.
7. No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in relation to T2, T3 and G1 as identified in the Treecare Consulting (James Pinder) Tree report 6/11/2024. There shall be no excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area. All weather notices shall be erected on Heras fencing, 1 per 10 panels, stating 'CONSTRUCTION ZONE, NO ACCESS.' The fencing shall be retained for the full duration of the development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.
Reason: To protect important landscape features within the site.
8. No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for -
 - (a) Pre construction site meeting
 - (b) Signing off the tree root protection barrier
 - (c) Ensuring compliance with the method statement and process stages in relation to T2 and T3 and G1 Treecare Consulting (James Pinder) Tree report 6/11/24
 - (d) Oversee working within any Root Protection Area including landscaping;
 - (e) Reporting to the Local Planning Authority;
 - (f) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.
 Reason: To protect important landscape features within the site in accordance with Policy GP5 of the NLDP.
9. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of construction has been submitted to and approved in writing by the Council as Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The method statement shall include, but not be limited to:
 - Construction traffic routes, including provision for access to the site entrance/exit from the site for visitors/contractors/deliveries
 - Location of directional signage within the site
 - Siting of temporary containers
 - Parking for contractors, site operatives and visitors
 - Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
 - Temporary roads/areas of hard standing
 - Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
 - Storage of materials and large/heavy vehicles/machinery on site
 - Details of street sweeping/street cleansing/wheelwash facilities
 - Details for the recycling/disposing of waste resulting from demolition and construction works
 - Hours of working
 - Phasing of works including start/finish dates.
 - Procedures for maintaining good public relations including complaint management, public consultation and liaison
 - Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.
 - Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus
 For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.
Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers in accordance with Policies GP2 and GP4 of the NLDP.
10. Pre - construction conditions
No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials and retained for lifetime of development.
Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with Policies GP6 and CE5 of NLDP.
11. No work shall be commenced on the construction of the approved scheme until full details of the stairwell glazing (central atrium

glazed feature) and garage doors has been submitted to and approved in writing by the Local Planning Authority. The details shall include sections to show at least 150mm depth reveals for all openings in the front façade facing Milton Hill, materials to be used, colours and finishes to doors and frames and the incorporation of tinted glass to the central atrium glazed feature. . The development shall then be carried out in accordance with the approved details and retained for lifetime of development.
Reason: To ensure that the development is completed in a manner compatible with its surroundings and in the interests of good design and the setting of the listed building in accordance with Policies GP6 and CE5 of NLDP.

Pre -occupation conditions

12. Prior to the first beneficial occupation of the dwelling hereby approved off road parking shall be provided in accordance with the approved plans and this shall include the provision of the integral garage spaces. All off road parking spaces shall be kept free of obstruction and available for the parking of vehicles for the lifetime of development.
Reason: To ensure there is adequate parking provision at the property and to mitigate pressure for additional buildings on the site should integral garaging be lost in the interests of highway safety, the setting of the listed building, visual amenity and neighbouring amenity in accordance with Policies GP2, GP6, CE5, SP9 and GP4 of NLDP.
13. Prior to the occupation of the dwelling privacy screens shall be installed along the northern and southern sides of the roof terrace in accordance with full details that have first been submitted to and approved in writing by the Local Planning Authority. These details shall include height, location, design and materials for the screens. The screens shall be retained for lifetime of development.
Reason In the interests of residential amenity in accordance with GP2 of the NLDP.
14. Prior to the occupation of the dwelling as hereby approved bird and bat boxes shall be installed in accordance with details shown on drawing no. PL12B. The bird and bat boxes shall be retained thereafter.
Reason: In the interests of biodiversity in accordance with GP5 of the NLDP.
15. General conditions
Any structures or planting within the visibility splay as shown on drawing no. PL07 Revision I shall not exceed a height of 600mm above carriageway level.
Reason: In the interests of highway safety and in accordance with Policy GP4 of NLDP.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, D, E or F shall be carried out without the prior written permission of the Local Planning Authority.
Reason: To ensure that a satisfactory form of development takes place, to protect the amenities of occupiers of adjoining properties and in the interests of the adjacent listed building and its setting in accordance with Policies GP2 and CE5 of NLDP.
17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, no development within Class A shall be carried out without the prior written permission of the Local Planning Authority.
Reason: To ensure that a satisfactory form of development takes place, to protect the amenities of occupiers of adjoining properties and in the interests of the adjacent listed building and its setting in accordance with Policies GP2 and CE5 of NLDP.
18. The driveway serving the dwelling hereby approved shall be hard paved for a minimum of 5m from the edge of the carriageway.
Reason: To prevent debris entering the highway in accordance with Policy GP4 of NLDP.
19. No gates or other form of barrier across the access shall be constructed.
Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.
20. The scheme of landscaping, tree planting and management schedule hereby approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development. Thereafter the trees and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purpose of this condition, a full planting season shall mean the period from October to April.
Reason: To secure the satisfactory implementation of the proposal.
21. No window or door openings (other than those shown on the approved plans) shall be formed in any elevation of the building hereby approved without the prior written permission of the Local Planning Authority.
Reason: To protect the privacy and perceived overlooking of adjoining residents in accordance with Policy GP2 of the NLDP.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: 1990-PL04 E Proposed Lower Ground Floor and Ground Floor Plans, 1990-PL05 E Proposed First Floor and Roof Plans, 1990-PL06 H Proposed Lower Ground Floor-Site Plan, 1990-PL07 I Proposed Ground Floor-Site Plan, 1990-PL09 G Proposed Elevation-01, 1990-PL10 G Proposed Elevation-02, 1990-PL12 E Bird and Bat Boxes, site location plan PL01A, PL02A, PL03A, Design Statement, Shadow Study, Design and Access Statement (superseded in part), Tree Report 6/11/24, Landscape layout RAL405-01 Issue 03.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP13, GP2, GP3, GP4, GP5, GP6, CE5, H4 and H6 were relevant to the determination of this application.
3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
4. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.
5. It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.
6. The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.
7. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CifA), CifA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CifA Registered Organisation or a MCifA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.
8. This decision is subject to a Legal Agreement.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 23/0404

Decision Date: 8th October 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).