

Notice of Decision



S Courtney
LRM Planning Ltd.
22 Cathedral Road
Cardiff
CF11 9LJ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/0678**
Application Type: **Full (Major)**
Proposal: **PROPOSED DEVELOPMENT OF 42 NO. DWELLINGS, LANDSCAPE PLANTING AND ASSOCIATED WORKS**
Site/Location: **Monbank Development Site, Cardiff Road, Newport, South Wales,**
Decision Date: **9th September 2026**

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 20th August 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.

Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

- (a) stating the date on which the development is to begin;
- (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (the Order).

REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents

LT2404.00.01 - Site Location Plan
621.02 Rev B Planting and Management Plan (Catherine Etchell)
2460-103-1-Rev A SUDs Construction Details (Sheet 1) PHG
2460-103-2-Rev A SUDs Construction Details (Sheet 2) PHG
Design and Access Statement (August 2024)
2460 100-1 REV I Engineering Layout Sheet 1
2460 100-2 REV F Engineering Layout Sheet 2
LT2402.04.01 REV P9 Proposed Site Layout
LT2402.04.02 REV P6 Refuse Strategy Plan
LTS2402.04.110 P2 House Type (4P 2B House) Plots 27 & 28
LT2402.04.04 Materials Identification
LTS2402.04.109 P2 House Type (4P 2B House) Plots 24-26 (site 1)
LTS2402.04.108 P2 House Type (4P 2B House) Plots 15-17 (site 1)

LTS2402.04.107 P2 House Type (5P 3B Flat) Plots 29-30 (site 1)
 LTS2402.04.106 P2 House Type (5P 3B House) Plots 7-8 (site 2)
 LTS2402.04.105 P2 House Type (4P 2B House) Plots 21-23 (site 1)
 LTS2402.04.104 P3 House Type (4P 2B House) Plots 18-20 (site 1)
 LTS2402.04.103 P2 House Type (4P 2B House) Plots 12-14 (site 1)
 LTS2402.04.102 P2 House Type (4P 2B House) Plots 5-7 (site 1)
 LTS2402.04.101 P3 House Type (4P 2B House) Plots 5-6 (site 2)
 LTS2402.04.100 P2 House Type (2P 1B Flat) Plots 1-4, 8-11 (site 1) & 1-4 & 9-12 (site 2)
 LTS2402.04.03 P6 Proposed Boundary Identification
 LTS2402.04.02 P4 Proposed Refuse Collection Strategy
 LT2402.04.03 - Proposed Boundary Identification
 LT2402.04.104 - 4P 2B House - Plots 18-20 and 24-26.
 Landscape, Biodiversity & Amenity Strategy: 621.01 Rev A
 Transport Statement (Lime Transport) 23103 d1a (October 2024)
 Flood Consequences Assessment PHG 2460 (November 2024)
 Tree Survey (Treescene Ltd, November 2023)
 Preliminary Ecological Assessment (Ecological Services Ltd, December 2023)
 Reptile Survey (Ecological Services Ltd, July 2024)
 Environmental Noise and Vibration Assessment: 7069/ENS1_Rev2 (Hunter Acoustics)
 Drainage Strategy (PHG Consulting Engineers, May 2024)
 Site Investigation Report 14234/FG/23/SI

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. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

3. No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

4. The parking provision shown within the curtilage of each dwelling on the approved plans shall be provided prior to first occupation of the dwelling to which it relates. The parking provision shall not be used for any other purpose other than the parking of vehicles. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that order), no building works, which would reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that appropriate provision for parking vehicles is made and maintained, thereby avoiding hazards caused by indiscriminate parking.

5. A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

6. No development shall commence until a detailed plan showing the position of streetlight has been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and biodiversity.

7. No development, other than demolition, shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external railway noise in excess of 55 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 45 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows. No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected.

8. No development, other than demolition, shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the maximum day time noise level in outdoor living areas exposed to external railway noise shall not exceed 50 dBA Leq. The scheme of noise mitigation as approved shall be constructed in its entirety prior to the first occupation of any dwelling and shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected.

9. No development, other than demolition shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the dwellings are designed and constructed so as to ensure that vibration dose values do not exceed 0.4m/s^{1.75} between 07.00 and 23.00 hours, and 0.26m/s^{1.75} between 23.00 and 07.00 hours, as calculated in accordance with BS 6472-1:2008, entitled "Guide to Evaluation of Human Exposure to Vibration in Buildings", [1Hz to 80Hz]. The dwellings shall be constructed in accordance with the approved scheme.

Reason: To ensure that the amenities of future occupiers are protected.

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (Or any order revoking and re-enacting that Order with or without modification, no fences, gates or walls, shall be erected other than those expressly authorised by this permission.

Reason: To protect the character and appearance of the proposed development

11. Notwithstanding the provisions of Schedule 2, Part 1, Class A (sections (h) and (j), B, C and D of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking or re-enacting that order with or without modification, no extensions with more than one storey, roof enlargement or alterations and porches shall be erected.

Reason: To protect the character and appearance of the proposed development and the living conditions of neighbouring occupiers.

12. Notwithstanding the details of the approved plans, prior to any works taking place above slab level of each dwelling unit, samples of the proposed external finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those agreed finishes which shall remain as such thereafter unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

Reason: In the interests of the visual amenity of the application site and wider area

13. No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. 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 plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison

- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team

- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours.

- Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.

- Procedures for emergency deviation of the agreed working hours.

- 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

Reason: To protect the amenities of occupiers of other premises in the vicinity in accordance with Policy GP7 of the Newport City Council Local Development Plan.

14. The development shall be carried out in strict accordance with the details and recommendations contained within approved documents 621.01 Rev B Landscape, Biodiversity & Amenity Strategy (Catherine Etchell).

Reason: To achieve a net-benefit for biodiversity on site in accordance with the requirements of Future Wales Policy 9 and GP5 of the Newport City Council Local Development Plan.

15. prior to beneficial occupation of the dwellings hereby approved, visibility splays as demonstrated on the approved plans in both directions from the centreline of the access shall be provided from all adoptable side roads and private access and shall be maintained in perpetuity. Any wall/fence within the visibility splays must not exceed 0.9 metres in height above the existing carriageway level and any planting within the visibility splay must not exceed 0.6 metres above the existing carriageway level.

Reason: In the interest of highway and pedestrian safety.

16. Within 12 months of the commencement of the development hereby approved, the biodiversity enhancements as shown on the approved plans shall be applied and completed. The enhancements shall be retained as such for the lifetime of the development.

Reason: In the interests of biodiversity in accordance with the requirements of Chapter 6 of PPW12 and Policy 9 of Future Wales.

17. Prior to the laying of any hard surface at the site, details/specification shall firstly be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained in that state thereafter.

Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

18. The soft landscaping scheme hereby approved shall be carried out in line with the approved details and in its entirety by a date not later than the end of the full planting season immediately following the first beneficial occupation of the development or the completion of that development, whichever is the sooner. Thereafter the landscaping details 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.

Reason: In the interests of visual amenity

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 decision which may be required under any other legislation or provisions, such as the 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.

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.

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.

Informative:

Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
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NP20 4UR

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Application Number: 24/0678

Decision Date: 9th September 2026

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).