

4G/4E

Client	St. Modwen Homes
Project	Phase 4E/4G, Glan Llyn
Description of development	Reserved Matters - Phase 4E/4G
Type	Reserved Matters and discharge of selected Outline Planning Permission Conditions
Site address	Glan Llyn, Newport
Local Planning Authority	Newport City Council
Reference(s)	T&C
Date	24/03/2025
Revision	B

Reference / document no.	Title	Author	Scale	Size	Reserved Matter(s)	Condition(s)	Revisions												
Administrative																			
February 2025	Cover letter	Savills	NTS	A4			*												
N/A	Application form (Reserved Matters)	Savills	NTS	A4			*												
N/A	Application form (Discharge of conditions)	Savills	NTS	A4			*												
N/A	Document Issue Schedule [this document]	Savills	NTS	A4			A	B											
Architecture																			
R9138-SMH-25-00-DR-A-0006	Site Location Plan	St Modwen Homes	1250	A1	Layout	PC01	P02												
R9138-SMH-25-00-DR-A-0007	Existing Site Plan	St Modwen Homes	500	A2	Layout, Access	PC01, PC09, PC10, PC12, PC16 & PC18	P02												
R9138-SMH-25-00-DR-A-0008	Planning Layout	St Modwen Homes	500	A2	Layout, Scale, Appearance, Access, Landscaping	PC01, PC09, PC10, PC12, PC16 & PC18	P02												
R9138-SMH-25-00-DR-A-0009	Coloured Planning Layout	St Modwen Homes	500	A2	Layout, Scale, Appearance, Access, Landscaping	PC01, PC09, PC10, PC12, PC16 & PC18	P02												
R9138-SMH-25-00-DR-A-0010	Boundary Treatment Plan	St Modwen Homes	500	A2	Layout, Scale, Appearance, Landscaping	PC01, PC09, PC10, PC12, PC16 & PC18	P01												
R9138-SMH-25-00-DR-A-0011	Proposed Materials Plan	St Modwen Homes	500	A2	Layout, Scale, Appearance	PC01 & PC08	P01												
R9138-SMH-25-00-DR-A-0012	Proposed Affordable Housing Plan	St Modwen Homes	500	A2	Layout, Scale, Appearance	PC01 & PC08	P01												
R9138-SMH-25-00-DR-A-0013	Proposed Storey Heights Plan	St Modwen Homes	500	A2	Layout, Scale, Appearance	PC01 & PC08	P02												
R9138-SMH-25-00-DR-A-0014	Proposed Parking Strategy Plan	St Modwen Homes	500	A2	Layout, Scale, Appearance	PC01, PC08 & PC12	P01												
R9138-SMH-25-00-DR-A-0015	Proposed Building Size Plan	St Modwen Homes	500	A2	Layout, Scale, Appearance	PC01 & PC08	P02												
R9138-SMH-25-00-DR-A-0016	Proposed PV Location Plan	St Modwen Homes	500	A2	Layout, Scale, Appearance	PC01 & PC12	P02												
R9138-SMH-25-00-DR-A-0017	Proposed Phasing Plan	St Modwen Homes	500	A2	Layout, Scale, Appearance	PC01 & PC10	P01												
R9138-SMH-25-00-SK-A-0067	Proposed Site Sections	St Modwen Homes	200	A1	Layout, Scale, Appearance	PC01 & PC12	P02												
R9138-SMH-25-00-DR-A-0018	Proposed Street Scenes Phase 4G	St Modwen Homes	200	A0	Layout, Scale, Appearance	PC01 & PC08	P01												
R9138-SMH-25-00-DR-A-0019	Proposed Street Scenes Phase 4E	St Modwen Homes	200	A0	Layout, Scale, Appearance	PC01 & PC09	P01												
R9138-SMH-25-ZZ-DR-A-0020 Alban - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0021 Alban - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0022 Wilfred - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0023 Wilfred - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0024 Nina - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0025 Nina - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0026 Lawrence - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0027 Gennings - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0028 Gennings - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0029 Mirin - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0030 Mirin - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0031 Lelia - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0032 Houghton - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0033 Houghton - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0034 Kea - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0035 Kea - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0036 Webster - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0037 Webster - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0038 Elwen - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												
R9138-SMH-25-ZZ-DR-A-0039 Elwen - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Appearance	PC01, PC08	P01												

R9138-SMH-25-ZZ-DR-A-0040 Thea - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0041 Thea - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0042 Saxon - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0043 Saxon - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0044 Theo - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0045 Gabriella - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0046 Edwena - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0047 Edwena - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0048 Becket - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0049 Becket - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0050 Hiero - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0051 Hiero - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0052_P01 Clermont - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0053 Hexham - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0054 Hexham - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0055 Paris - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0056 Paris - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0057 Garnet - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0058 Mayne - Core	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0059 Mayne - Pure	Housetype Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0060 Single Garage - Core	Garage Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0061 Single Garage - Pure	Garage Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0062 Twin Garage - Core	Garage Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0063 Twin Garage - Pure	Garage Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0064 Double Garage - Core	Garage Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-DR-A-0065 Double Garage - Pure	Garage Plans and Elevations	St Modwen Homes	100	A2	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-00-DR-A-0068	Proposed Cycle Sotrage Details	St Modwen Homes	50	A3	Layout, Scale, Apperance	PC01, PC08	P01											
R9138-SMH-25-ZZ-PL-A-0066	Design and Access Statement Phase 4E/4G (including Carbon Reduction Strategy & Sustainability Statement)	St Modwen Homes	NTS	A3	Layout, Scale, Apperance, Landscaping	PC01, PC09, PC39 and PC43	P01											
Civil																		
24519-C-400	Section 38 Layout	Quad Consult	500	A0	Access, Layout	PC01, PC15, PC16 & PC18	B											
24519-C-016	Kerbing Layout (Sheet 1 of 2)	Quad Consult	250	A0	Access, Layout	PC01, PC16 & PC18	A											
24519-C-017	Kerbing Layout (Sheet 2 of 2)	Quad Consult	250	A0	Access, Layout	PC01, PC16 & PC18	A											
24519-C-018	Visibility Splay Plan	Quad Consult	500	A0	Access, Layout	PC01, PC16 & PC18	A											
24519-C-008	Vehicle Tracking	Quad Consult	500	A0	Access, Layout	PC01, PC16 & PC18	A											
24519-C-009	Vehicle Tracking	Quad Consult	500	A0	Access, Layout	PC01, PC16 & PC18	A											
24519-C-021	Fire Tracking Plan	Quad Consult	500	A0	Access, Layout	PC01, PC16 & PC18	A											
24519-C-011	Engineering Layout (Sheet 1 of 3)	Quad Consult	250	A0	Access, Layout	PC01, PC16 & PC18	A										B	
24519-C-012	Engineering Layout (Sheet 2 of 3)	Quad Consult	250	A0	Access, Layout	PC01, PC16 & PC18	A										B	
24519-C-013	Engineering Layout (Sheet 3 of 3)	Quad Consult	250	A1	Access, Layout	PC01, PC16 & PC18	A										B	
24519-C-019	Catchment Plan	Quad Consult	500	A0		PC33 & PC34	A											
24519-C-023	Flood Routing Plan	Quad Consult	500	A0		PC33 & PC34	A											
24519-S-001	Foundation Zoning Plan (Sheet 1 of 2)	Quad Consult	500	A1	Layout	PC01, PC16 & PC18	A											
24519-S-002	Foundation Zoning Plan (Sheet 2 of 2)	Quad Consult	500	A2	Layout	PC01, PC16 & PC18	0											
24519-C-026	Full Site Volumetrics (Earthworks Cut Fill)	Quad Consult	500	A0	Layout, Scale	PC01, PC16 & PC18										0		
24519-C-014	Highway Longsections (Sheet 1 of 2)	Quad Consult	500/100	A0	Access, Layout	PC01, PC16 & PC18	0											
24519-C-015	Highway Longsections (Sheet 2 of 2)	Quad Consult	500/100	A1	Access, Layout	PC01, PC16 & PC18	0											
24519-C-024	Site Sections	Quad Consult	500	A0	Layout, Scale	PC33 & PC34	A											
24519-R-600-S38	Highway Details (Road Construction Details)	Quad Consult	NTS	A4	Access, Layout	PC01, PC16 & PC18										0		
24519-C-451	FW Adoptable Drainage Details (Sheet 1 of 3)	Quad Consult	NTS	A1		PC33 & PC34	0											
24519-C-452	FW Adoptable Drainage Details (Sheet 2 of 3)	Quad Consult	NTS	A1		PC33 & PC34	0											
24519-C-453	FW Adoptable Drainage Details (Sheet 3 of 3)	Quad Consult	NTS	A1		PC33 & PC34	0											
24519-C-020	Cycle Route Plan	Quad Consult	500	A0	Access, Layout	PC16 & PC18	A											
24519-C-450	SudS Drainage Details	Quad Consult	500	A1		PC33 & PC34	0											
24519-C-022	Private Parking Tracking Plan	Quad Consult	500	A0	Access, Layout	PC01 & PC12	A											
24519-R-601	Technical Note – Highway Maintenance and Management	Quad Consult	NTS	A4		PC33 & PC34										0		
Landscap																		
1562A10-LLA-XX-XX-RP-L-0901	Landscape Management Plan	Liz Lake Associates	NTS	A4	Landscaping	PC07 & PC11	P01											
1562A10-LLA-ZZ-00-DR-L-0001	Landscape Masterplan	Liz Lake Associates	500	A2	Landscaping	PC07 & PC11	P03											

1562A10-LLA-ZZ-00-DR-L-0201	Detailed Planting Proposals (1 of 6)	Liz Lake Associates	200	A1	Landscaping	PC07 & PC11	P03										
1562A10-LLA-ZZ-00-DR-L-0202	Detailed Planting Proposals (2 of 6)	Liz Lake Associates	200	A2	Landscaping	PC07 & PC11	P03										
1562A10-LLA-ZZ-00-DR-L-0203	Detailed Planting Proposals (3 of 6)	Liz Lake Associates	200	A3	Landscaping	PC07 & PC11	P03										
1562A10-LLA-ZZ-00-DR-L-0204	Detailed Planting Proposals (4 of 6)	Liz Lake Associates	200	A4	Landscaping	PC07 & PC11	P03										
1562A10-LLA-ZZ-00-DR-L-0205	Detailed Planting Proposals (5 of 6)	Liz Lake Associates	200	A5	Landscaping	PC07 & PC11	P03										
1562A10-LLA-ZZ-00-DR-L-0206	Detailed Planting Proposals (6 of 6)	Liz Lake Associates	200	A6	Landscaping	PC07 & PC11	P03										
1562A10-LLA-XX-XX-DR-L-0301	Landscape Specification and Details	Liz Lake Associates	200	A1	Landscaping	PC07 & PC11	P01										
1562A10-LLA-ZZ-00-DR-L-0401	Detailed LAP Proposals	Liz Lake Associates	100	A1	Landscaping	PC07 & PC11	P03										
February 2025	Green Infrastructure Statement	Liz Lake Associates	NTS	A4	Landscaping	PC07 & PC11	*										
Lighting																	
24519-C-025	Street Lighting Layout Phase 4E/4G	Quad Consult	500	A0		PC22	0										
GC3957-CAP-79-XX-DR-E-1303	Main Street Layout	Capita	NTS	A1		PC22	P01										
GC/3957 (September 2021)	Main Street Outdoor Lighting Report	Lighting Reality	NTS	A4		PC22	*										

Distribution list	
St. Modwen Homes	
Newport City Council	

Key	
	Latest version
P	Planning Applications Wales
E	Email
H	Hard copy
L	Download link
*	No revision number

Date of issue									
Day	27	24							
Month	02	03							
Year	25	25							

P	E								