

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 22 September 2025 16:00
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0740 (Pillmawr Barn Pillmawr Road Newport South Wales NP18 3QZ) (DOC)

Hi Vicky

Re: PARTIAL DISCHARGE OF CONDITIONS 2 (MATERIALS), 3 (BOUNDARY TREATMENTS), 4 (WINDOWS AND DOORS), 5 (LANDSCAPING), 11 (CEMP), 12 (ACCESS), 15 (ARBORICULTURAL) AND 17 (ACCESS ROUTE) OF 23/0953 PROPOSED RESIDENTIAL CONVERSION OF REDUNDANT AGRICULTURAL BARN WITH ASSOCIATED WORKS AND RETENTION OF ACCESS TRACK

This DOC relates to approval 23/0953, concerning undesignated heritage assets located outside of any Conservation Area.

Condition 2.

Notwithstanding the submitted plans, no development shall commence until a detailed specification for, or samples of, the materials to be used in the construction of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6.

Spanish Blue Slate, Oak lintels (for replacing existing hardwood lintels above doorways), Stone and reclaimed brick (for external walls, to match existing), Masonry coursing and jointing external walls – to match existing, Painted black metal gutters and downpipes, and Stained timber fascia are all very appropriate to the character of the building – and will *safeguard the character and appearance of the countryside.*

Though beyond our control, I would highly recommend that suitably vapour-open internal materials are used within this development, to prevent excessive damp: for example, limecrete floors (as opposed to concrete), feebly-hydraulic lime-mortar masonry repointing (e.g. NHL2) and vapour-open insulation materials to the interior.

Condition 3.

Notwithstanding the submitted plans, no development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the positions, heights, design, materials and type of boundary treatments to be erected. The boundary treatments shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

Reason: In the interests of visual and residential amenities in accordance with policy GP2

The “*Existing boundary wall made good with existing gap infilled to contain yard.*”

Provided this is carried out in accordance with the written details of Condition 2, I would have no issue.

Condition 4.

Notwithstanding the submitted plans, no development shall commence until the size, design, material, appearance, means of opening and joinery of all new windows and doors of the new dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed as approved prior to the beneficial occupation of the dwelling and retained for the lifetime of development.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6

I am satisfied with the proposed joinery schedule; being appropriate to the character of the building, they will safeguard the *character and appearance of the countryside*.

Condition 5.

Notwithstanding the submitted plans, no development shall commence until a hard and soft landscaping scheme and 5 year management plan have been submitted to and approved in writing by the Local Planning Authority. The scheme of landscaping 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 hereby approved. Thereafter the trees, grasses 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. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

- a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and
- b) A short annual report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council and submitted by 31st December for each year of the five year establishment period summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements. For the purpose of this condition, the planting season shall mean the period of November-December 2022.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity and rural character having regard to policies SP5, GP2 and GP6 of the adopted Newport Local Development Plan.

No Comments.

Condition 11.

No development or phase of development, including site clearance shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction.

No Comments.

Condition 12.

Prior to the commencement of development a scheme for the permanent closure of the existing access from Pillmawr Road via Mount Pleasant shall be submitted to and approved by the local planning authority. The scheme as approved shall be completed prior to first occupation of the development hereby approved and retained thereafter.

Reason: In the interests of road safety, to reduce the use of access with insufficient visibility in accordance with policy GP4

No Comments.

Condition 15.

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) Supervision and monitoring of the approved Tree Protection Plan;
- (b) Supervision and monitoring of the approved tree felling and pruning works;
- (c) Supervision of the alteration or temporary removal of any Barrier Fencing;

(d) Oversee working within any Root Protection Area;
(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 policies SP9 and GP5

No Comments.

Condition 17.

Notwithstanding the submitted plans, no development shall commence until full details of any surfacing or engineering works to the access route have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity extensive hard surfacing along the access route will not be acceptable, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6.

No Comments.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
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