



PLANNING CONDITIONS

Land east of and adjacent to Glen Coed
Bungalow, 14a Bank Street, Newport, NP19
7HF.

Appeal Ref: APP/G6935/A/20/3264353
Application Ref: 20/0309

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SCHEDULE OF CONDITIONS

Condition 1

The development shall begin not later than five years from the date of this decision.

We must begin the development no later than the 22/03/2026.

Condition 2

The development shall be carried out in accordance with the following approved plans and documents.

- Location Plan (1469:PL1:01)
- Site Plan (1469:PL1:02 Rev A)
- Proposed Ground Floor Plans (1469:PL1:03 Rev A)
- Proposed First Floor Plans (1469:PL1:4)
- Proposed Second Floor Plans (1469:PL1:05)
- Proposed Elevations (1469:PL1:6 Rev A)
- Proposed Section (1469:PL1:07 Rev A)
- Street Elevations (1469:PL1:08)

We will complete the development in accordance with the above approved plans and documents.



i) **Dust suppression and mitigation measures, having regard to BRE guide 'Control of Dust from Construction and Demolition Activities'.**

Dust suppression and mitigation measures for the construction of two semi-detached homes. We will plan and manage all works to minimise dust.

1. Site planning and management.

- A designated site manager will oversee dust control measures.
- Neighbours will be notified in advance of works, particularly initial site preparation, earthworks and the erecting of scaffolding on site.
- A dust complaints log will be maintained, and any concerns will be dealt with and addressed promptly.
- Dust levels will be monitored through visual checks and mitigation measures adjusted accordingly. i.e. water spraying and wet sweeping, covering materials with tarpaulins.

2. Ground works and excavation.

We will complete ground works and excavation implementing the following measures on site at Bank Street.

- Exposed soil and any stockpiles will be dampened with water regularly.
- Stockpiles will be positioned away from site boundaries and covered with tarpaulins if not in use.
- Run off of water and mud will be prevented.

3. Construction activities.

- Cement and other fine materials will be stored in sealed containers or within covered areas.
- Mixing of materials {e.g. cement, mortar} will take place in a designated area away from site boundaries and dampened as required.
- Cutting, grinding and drilling will be kept to a minimum and carried out using dust extraction or wet cutting methods.
- Portable work equipment with built in dust suppression will be used where possible.

4. Site transport and vehicular access.

- A wheel washing area or manual hose down station will be used if necessary to prevent tracking of dust and debris onto public roads.
- Vehicles on site carrying loose materials (e.g. soil, sand) will be covered before leaving site.

5. Housekeeping and monitoring.

- Daily site inspections will be conducted to check dust control measures.
- Any hard surfaces through the construction process will be swept or dampened to prevent dust build up.
- On site waste management will ensure that dusty materials are disposed of promptly.

6. Community engagement and compliance.

- Local neighbours/residents will be provided with our contact details if they need to raise any concerns.
- If complaints arise, dust/noise levels will be assessed and additional mitigation measures implemented.

ii) Noise mitigation measures.

- A designated person will oversee noise control measures at Bank Street.
- Neighbouring residents will be advised in advance of potentially noisy activities.
- All vehicles to switch off engines when stationary to avoid idling and reduce noise levels generated on site.
- Any construction methods that produce unacceptable noise levels will be stopped and alternative methods used if available.

Equipment and machinery.

- Low noise or electric equipment will be used where possible.
- Machinery and equipment will be well maintained to reduce excessive noise.
- No generators will be used on site.
- Hand tools or quieter construction methods will be prioritised over heavy machinery.
- Cutting and drilling will be done in a designated area away from the boundaries of neighbouring properties.
- Drop heights for materials (e.g. bricks and blocks) will be minimised to reduce impact noise.
- Residents will have a point of contact to report any issues.

iii) Wheel wash facilities.

To prevent mud and debris from being tracked onto public roads the following measures will be implemented.

- Manual wheel cleaning. A hose pipe and stiff brush will be available at the site exit for manual wheel washing.
- A temporary hardstanding area will be installed at the entrance of the site to reduce the amount of mud etc. leaving the site. This will be regularly maintained.

- It is a small site, and contractors' cars will be parked on road (off site). Deliveries can be dropped by swing arm onto the site from roadside limiting the need for heavy delivery vehicles to access the site.
- Regular inspections and sweeping of the pavement and road outside the site will also be undertaken on a regular basis.

iv) **Temporary Lighting.**

We will use temporary lighting for safety, security and work efficiency, particularly during shorter daylight hours.

- Portable LED battery powered or rechargeable work lights in construction areas.
- Stable tri pod mounted lights with adjustable height for internal and external work.
- String lights along scaffolding runs.
- Motion sensor floodlights will also be set up to deter trespassers.

v) **Details of contractor parking/compound.**

A designated site compound will be established within the site boundary
for: -

- Secure storage of materials, tools and equipment.
- On site welfare facilities. Hired portable toilet cubicle.

Contractor parking arrangements.

- A compacted stone area to the front of the site will be constructed in the position of the planned four parking spaces. See below plan.
- Due to limited on-site parking, if additional parking is required contractors will be asked to park on the road immediately to the front of the site or use nearby public car parks.
- Bike storage will be provided in the compound.

Vi) **Details of enclosure of working areas.**

To minimise disruption to the surrounding area, the following measures will be implemented.

- Existing side and rear boundaries will remain throughout the build process. These are walled and fenced.
- Site hoarding/fencing. Heras fencing will be installed along the front boundary of the site. This will have a screen attached to reduce dust and noise emissions. Safety information notices will be attached to this fencing. This line of fencing will incorporate a site entrance which will be secured/locked outside working hours.
- Scaffolding with debris netting or sheeting will be used to contain dust and prevent falling material.

Vii) Waste disposal resulting from site preparation, groundwork and construction phases of the development.

- Designated waste storage areas will be established within the site compound. Licenced skips will be used when needed and disposed of in line with environmental legislation.
- Skips will be covered with tarpaulin when not in use.
- Topsoil will be retained on site where possible for re use in landscaping.
- Surplus soil from foundation excavation will be removed from site by a licensed external contractor.

Viii) Management of Heavy Good Vehicles (HGV) access to the site including measures to minimise the impact on air quality avoiding Air Quality Management Areas and avoiding vehicle idling.

To minimise disruption, reduce emissions and comply with air quality requirements, the following measures will be implemented for the management of Heavy Goods Vehicle access/ visits to site

- Deliveries and access will be scheduled. Our priority is to avoid congestion around pick up and drop off times at The Glebelands School and avoid unnecessary queuing and waiting.
- HGVs must switch off engines when stationary for loading and unloading.
- Smaller vehicle deliveries will be encouraged where possible to reduce the number of HGV visits to site.
- Delivery slots will be used and scheduled to avoid multiple deliveries at the same time.
- One main builders merchant will be used to supply the majority of materials for the construction of the two houses. This merchant will be made fully aware of the strict delivery times which need to be adhered to.
- Any complaints regarding HGV movements or emissions will be recorded and addressed.

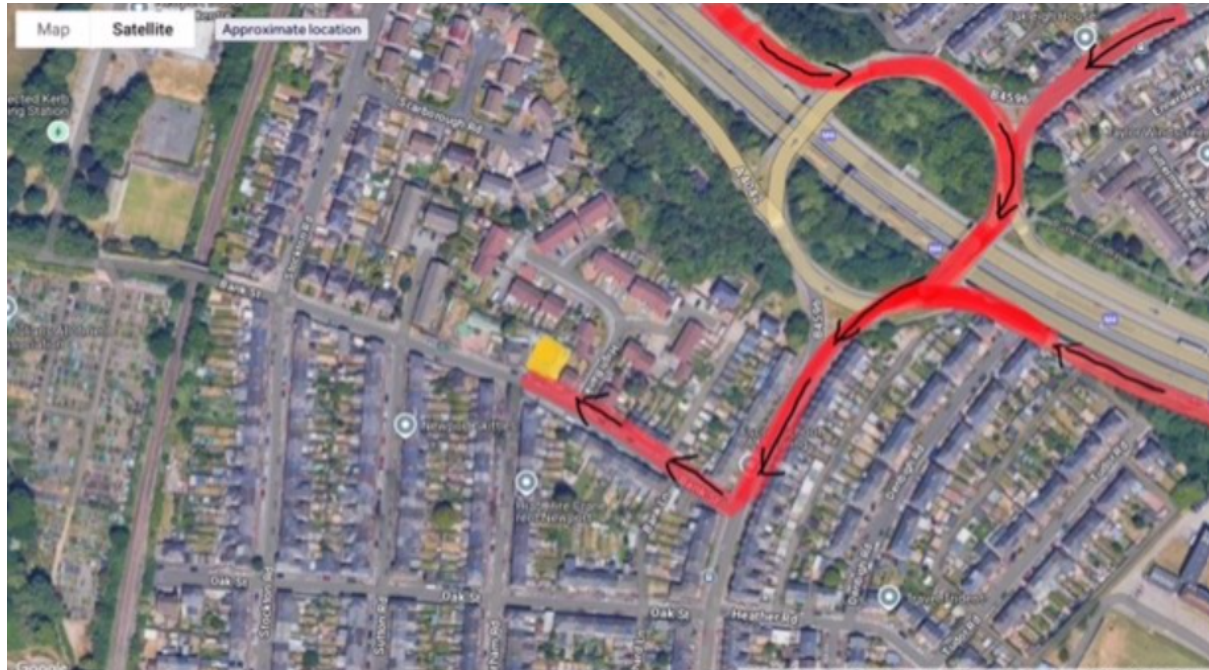
ix) Details of construction access times and delivery routes (to avoid school drop-off/pick-up times).

Construction access times

All deliveries will be scheduled between **10am and 2.00pm Monday to Friday.**

Deliveries will then avoid the Glebelands School morning drop off and afternoon pick up.

Delivery vehicles will be asked to access the site off the nearby Junction 25 of the M4 Motorway, down Caerleon Road turning first right directly into Bank Street. This avoids travelling through nearby residential areas and reduces disturbance to the local community. Please see below map.



All development works shall be implemented and carried out in accordance with this Construction Environmental Management Plan.

Condition 4

The provision of details/samples of materials to be used on external surfaces.

We propose to build the houses using the following materials for external surfaces: -

1. Brick external elevations. - Blenheim red multipack manufactured by Vandersanden.
Web - Vanderson.com Please see photographs below.



General properties: Blenheim Red Multi		
Description of natural resources	Colour	Available as
The raw materials are excavated in Weichsel loam layers, the local loam of Aeolian origin dating from the Ice Age. This löss mainly consists of a silt-like fraction, suited ideally for the manufacturing of hand form bricks. By using specific sand types for surface covering, the desired colour is achieved.	Shade: multi	• Brick
Texture	Base colour: red	• Brick slip
Stock brick	Additional colours: brown	
Facing bricks with a sanded-coated and grained structure.	Colour description	
	red-brown-anthracite multi-coloured	

2. Roof tiles.
Redland Mini Stoneworld. Grey concrete slate tile.
Please see pictures below with Lindab guttering and downpipe.



Colour	Slate Grey
Surface Finish	Smooth
CE Information	^
Harmonised Standard	BS EN 490:2011
Intended use	Concrete roofing tile for use as pitched roof covering or external wall cladding
Name and registered address of the manufacturer	BMI Group UK Limited, BMI House, 2 Pitfield, Kiln Farm, Milton Keynes, MK11 3LW
System/s of AVCP	System 4
Website hosting the DoP	www.bmigroup.com/uk
Dimensions	^
Base Unit Of Measure	PCE
Height	31 mm
Length	418 mm
Thickness	31 mm



3. Rainwater goods. Lindab gutters and downpipes.



Available in steel and aluminium

Steel is strong and weatherproof, at the same time as it is easy to handle. It expands and contracts much less than other materials that move, crack and leak. To make the steel rust-resistant, it is coated with 275 g zinc per m². The galvanized coating is self-healing - scratches are automatically healed by zinc ions that cover the exposed steel.

Our roof drainage is already available in steel, but now you can also get the same high-quality aluminium system.

We propose the colour shown in all pictures. Website information for product – lindab.com

4. Windows.

Flush profile UPVC windows and facias.

Windows from GAP in Agate Grey. (Gap.uk.com Colour swatch can be provided).

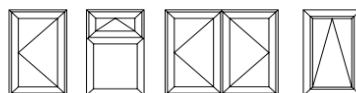


FLUSH FIT WINDOWS

FEATURES

These windows, made using the Rio flush fit system from Rehau, are the perfect addition to any home looking to achieve either a timber or aluminium style finish.

OPTIONS



TIMBER & ALI LOOK - THERMALLY EFFICIENT - CLEAN LOOK



5. External doors

The front entrance doors will be either composite or aluminium. This will be matched to the Agate Grey windows which are RAL colour code 7038.

The rear bi fold doors will be aluminium and also RAL colour code 7038.

6. Driveways

The front off road parking spaces will be of permeable paving to comply with SAB requirements.

Condition 5

No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority.

We have now legally completed the s104 agreement for the site with DCWW and resubmitted a new application to the Newport City Council SAB team in February and we are currently agreeing required details including a rainwater harvesting system.

Condition 6

Any unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Validation Report confirming the remediation as being carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

We are not aware of any contamination on site. If any unforeseen contamination is encountered during development, the Local Planning Authority will be notified.

Condition 7

Parking spaces shall be provided in accordance with the details shown on the approved plans before the dwellings hereby permitted are first occupied and then maintained in such a state thereafter.

Condition 8

Prior to the first occupation of the dwellings hereby approved, boundary treatments shall be erected in accordance with details that have first been submitted to and approved by the Local Planning Authority and shall be retained in accordance with the approved details in perpetuity.

Condition 9

No windows other than those shown in the approved plans shall be installed in the side elevations of the dwellings hereby approved.

Condition 10

There shall at no time be any structures or planting above a height of 600mm above the carriageway within 2m of the back edge of the footway.