

Our Ref: 22.170

Date: 21ST August 2026

Planning Services
Planning and Economic Regeneration
Newport City Council
Newport
NP20 4UR

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Dear Sir / Madam,

Town & Country Planning Act 1990 (as amended)

Non-Material Amendment application to vary Condition 1 (Approved Plans) of planning permission 19/1272

Ringland Centre, Ringland Circle, Newport

Planning Portal Reference: PP-15173124

Asbri Planning is acting as agent on behalf of Lovell in respect of a non-material amendment (NMA) application to vary condition 1 (Approved Plans) of planning permission 19/1272 at Ringland Centre, Ringland Circle, Newport.

The Non-Material Amendment is required to regularise the following changes to the approved scheme:

- Repositioning and reconfiguring of substations at the end of Street 7
- Change in colour of certain elevational treatments from Anthracite/Dark Grey to Pebble Grey RAL 7032.

The following items are subject to the colour change:

- Windows
- Doors (including integral garage to HT D)
- Balconies
- Infill panels
- Perforated metal screens
- Canopies
- Meter boxes

The repositioning and reconfiguration of the sub station is illustrated on the approved and proposed Site Plan extracts below:

Approved Site Plan (Ref: 2603-02 (90) 100 Rev.C)



Proposed Site Plan (Ref: 2603 (90) 101 Rev G)



The following plans/documents are submitted in support of the application. The documents accompanied by an asterisk are too large to upload via portal and are submitted separately.

Plan/Document	Prepared by/Ref
Application Forms	Asbri Planning
Covering Letter	Asbri Planning
<i>Architectural</i>	
Proposed Site Plan - Phase 2	2603 (90) 101 G
Block A - Elevation A	2603-(20) 50-E
Block A - Elevation B	2603-(20) 51-E
Block A - Elevation C	2603-(20) 52-E
Block A - Elevation D	2603-(20) 53-E
Block B - Elevation A	2603-(20) 50-D
Block B - Elevation B	2603-(20) 51-D
Block B - Elevation C	2603-(20) 52-D
Block B - Elevation D	2603-(20) 53-D
Block C - Elevation A	2603-(20) 50-D
Block C - Elevation B	2603-(20) 51-D
Block C - Elevation C	2603-(20) 52-D
Block C - Elevation D and E	2603-(20) 53-D
Block C - Elevation F	2603-(20) 54-D
Block D - Elevation A	2603-(20) 40-D
Block D - Elevation B	2603-(20) 42-D
Block D - Elevation C	2603-(20) 43-D
Block D - Elevation D	2603-(20) 44-D
Block E - Elevation A	2603-(20) 50-D
Block E - Elevation B	2603-(20) 51-D
Block E - Elevation B	2603-(20) 51-D
Block E - Elevation D	2603-(20) 53-D
Block E - Elevation E	2603-(20) 54-D
Block E - Elevation F	2603-(20) 55- D
Block F - Elevation A	2603-(20) 40-D
Block F - Elevation B	2603-(20) 41-D
Block F - Elevation C	2603-(20) 42-D
Block F - Elevation D	2603-(20) 43-D
HTA - BLOCK PLAN PLOTS 1-2 ELEVATIONS*	2603 - BP 04 (90) 03-Rev B*
HTA - BLOCK PLAN PLOTS 3 - 4 FRONT and REAR ELEVATION - A and B*	2603 - BP 05 (90) 03-Rev B*
HTB - BLOCK PLAN PLOTS 21-23 FRONT and REAR ELEVATION - A and B*	2603 - BP 02 (90)-Rev A*
HTB - BLOCK PLAN PLOTS 24-26 ELEVATIONS*	2603 - BP 03 (90) 03-Rev A*
HTB - BLOCK PLAN PLOTS 12-15 FRONT and REAR ELEVATION - A and B	2603 - BP 08(90) 03-Rev A
HTB - BLOCK PLAN PLOTS 05-06 ELEVATIONS*	2603 - BP 09(90) 03-Rev A*
HTB - BLOCK PLAN PLOTS 31-32 ELEVATIONS*	2603 - BP 10 (90) 03-Rev A*
HTB - BLOCK PLAN PLOTS 27-28 ELEVATIONS*	2603 - BP 12 (90) 03-Rev A*
HTC - BLOCK PLAN PLOTS 07-08 ELEVATIONS*	2603 - BP 01 (90) 03-Rev A*
HTC - BLOCK PLAN PLOTS 09-11 ELEVATIONS*	2603 - BP 06 (90) 03-Rev A*
HTC- BLOCK PLAN PLOTS 16-18 ELEVATIONS*	2603 - BP 07(90) 03-Rev A*
HTC- BLOCK PLAN PLOTS 29-30 ELEVATIONS*	2603 - BP 11 (90) 03-Rev A*

HTC - BLOCK PLAN PLOTS 33-34 ELEVATIONS*	2603 - BP 13 (90) 03-Rev A*
HTC - BLOCK PLAN PLOTS 19-20 ELEVATIONS*	2603 - BP 16 (90) 03-Rev -*
<i>Engineering</i>	
Engineering Whole Site*	2221-100-C27*
<i>Landscaping</i>	
Landscape planting	TC22092 v14-LA2
Landscape planting	TC22092 v14-LA3
Landscape planting	TC22092 v14-LA4
Landscape planting	TC22092 v14-LA5
Landscape planting	TC22092 v14-LA6
Landscape strategy and tree planting	TC22092 v14-LA1

Background

The site benefits from extant consent (Ref: 19/1272) for the following development:

"RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITON C) PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSPEACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF OUTLINE CONDITIONS 07 (FUME EXTRACTION), 10 (WASTE STORAGE) AND 12 (ECOLOGICAL ENHANCEMENT)."

There has previously been an NMA application relating to the variation of Condition 1 (Approved Plans) of Reserved Matters application 19/1272. The NMA application 24/0534 proposed to vary Condition 1 (Approved) plans in order to regularise changes to the landscaping strategy and to House Type D. The Non-Material Amendment was approved on the 3rd October 2024 with the following plans substituting previously approved plans:

- Drawing No. 2603-02 (90) 100 Rev.C - Phase 02 - Proposed Site Plan
- Drawing No. 109-3 - Kerbing and Surfacing Plan Sheet 3 Rev C02;
- Drawing No. (20) 10 - HT D - Plans & Elevations Rev B;
- Drawing No. (20) 101 - HT D (Bay Opt.) Plans & Elevations Rev A;
- TC22092 LA1 Landscape strategy and tree planting (23.09.2024) v10;
- TC22092 LA5 Landscape planting and plant schedule (23.09.2024) v10;
- TC22092 LA6 Implementation Specification (23.09.2024) v10

Proposed Amendment

Based on the NMA approved 24/0534, Condition 1 (Approved Plans) reads as follows. Those underlined were included and substituted previously approved plans by virtue of the approval of Non-Material Amendment application 24/0534.

"The development shall be carried out in accordance with the following approved plans:

- Drawing No. 2603-02 (90) 100 Rev.C - Phase 02 - Proposed Site Plan
- Drawing 19076(05)101 D - Boundary treatment & Material Finishes
- Drawing 19076(05)102 D - Refuse Strategy
- Drawing 19076(05)103 C - Proposed Street Scenes
- Drawing 19076(05)104 C - Proposed Street Scenes
- Drawing 19076(05)200 E - Apartment Block A, Proposed Floor Plans
- Drawing 19076(05)201 D - Apartment Block A, Proposed Elevations
- Drawing 19076(05)202 D - Apartment Block B, Proposed Floor Plans

- Drawing 19076(05)203 C - Apartment Block B, Proposed Elevations
- Drawing 19076(05)204 E - Apartment Block C, Proposed Floor Plans
- Drawing 19076(05)205 C - Apartment Block C, Proposed Elevations
- Drawing 19076(05)206 E - Apartment Block D, Plans
- Drawing 19076(05)207 B - Apartment Block D, Elevations
- Drawing 19076(05)208 D - Apartment Block E, Floor Plans
- Drawing 19076(05)209 D - Apartment Block E, Elevations
- Drawing 19076(05)210 D - Apartment Block F, Plans
- Drawing 19076(05)211 C - Apartment Block F, Elevations
- Drawing 19076(05)220 C - Housetype A1
- Drawing 19076(05)230 A - Housetype B1, Plans
- Drawing 19076(05)231 C - Housetype B1, Gable fronted, Elevations
- Drawing 19076(05)232 C - Housetype B1, Eaves Fronted, Elevations
- Drawing 19076(05)240 C - Housetype C1, Plans
- Drawing 19076(05)241 C - Housetype C1, Gable Fronted, Elevations
- Drawing 19076(05)242 C - Housetype C1, Eaves Fronted, Elevations
- Drawing 19076(05)250 C - 4B7P Townhouse Plans
- Drawing No. (20) 10 - HT D - Plans & Elevations Rev B;
- Drawing No. (20) 101 - HT D (Bay Opt.) Plans & Elevations Rev A;
- Drawing 067081-CUR-XX-XX-DR-C-92001 P03 - Proposed Drainage Layout, Sheet 1
- Drawing 067081--CUR-XX-XX-DR-C-92002 P03 - Proposed drainage Layout, Sheet 2
- Drawing 67081-CUR-00-XX-DR-C-95001 P06 - Highway Geometry, Visibility Splays & Adoptable Highway Extents
- Drawing 067081-CUR-XX-XX-DR-C-95050 P02 - Proposed Plot Levels, Sheet 1
- Drawing 067081-CUR-XX-XX-DR-C-95051 P02 - Proposed Plot Levels, Sheet 2
- TC22092 LA1 Landscape strategy and tree planting (23.09.2024) v10;
- TC22092 LA5 Landscape planting and plant schedule (23.09.2024) v10;
- TC22092 LA6 Implementation Specification (23.09.2024) v10
- Drawing LA.201 - Residential Area: Landscape Planting (1 of 3)
- Drawing LA.202 - Residential Area, Landscape Planting (2 of 3)
- Drawing LA.204 - Residential Area, Hard Landscape (1 of 3)
- Drawing LA.205 - Residential Area, Hard Landscape (2 of 3)
- Drawing No. 109-3 - Kerbing and Surfacing Plan Sheet 3 Rev C02;

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based."

Based on the updated plans submitted as part of this Non-Material Amendment application, the condition will therefore read as (text ~~struck through~~ represents text to be deleted and additions are in **bold**):

"The development shall be carried out in accordance with the following approved plans:

- ~~Drawing No. 2603-02 (90) 100 Rev.C Phase 02 Proposed Site Plan~~
- **2603 (90) 101 G Proposed Site Plan - Phase 2**
- Drawing 19076(05)101 D - Boundary treatment & Material Finishes
- Drawing 19076(05)102 D - Refuse Strategy
- Drawing 19076(05)103 C - Proposed Street Scenes
- Drawing 19076(05)104 C - Proposed Street Scenes
- Drawing 19076(05)200 E - Apartment Block A, Proposed Floor Plans
- ~~Drawing 19076(05)201 D - Apartment Block A, Proposed Elevations~~
- **2603-(20) 50-Block A - Elevation A-E**

- **2603-(20) 51-Block A - Elevation B-E**
- **2603-(20) 52-Block A - Elevation C-E**
- **2603-(20) 53-Block A - Elevation D-E**
- Drawing 19076(05)202 D - Apartment Block B, Proposed Floor Plans
- ~~Drawing 19076(05)203 C - Apartment Block B, Proposed Elevations~~
- **2603-(20) 50-D-Block B - Elevation A**
- **2603-(20) 51-D-Block B - Elevation B**
- **2603-(20) 52-D-Block B - Elevation C**
- **2603-(20) 53-D-Block B - Elevation D**
- Drawing 19076(05)204 E - Apartment Block C, Proposed Floor Plans
- ~~Drawing 19076(05)205 C - Apartment Block C, Proposed Elevations~~
- **2603-(20) 50-Block C - Elevation A-D**
- **2603-(20) 51-Block C - Elevation B-D**
- **2603-(20) 52-Block C - Elevation C-D**
- **2603-(20) 53-Block C - Elevation D and E-D**
- **2603-(20) 54-Block C - Elevation F-D**
- Drawing 19076(05)206 E - Apartment Block D, Plans
- ~~Drawing 19076(05)207 B - Apartment Block D, Elevations~~
- **2603-(20) 40-D-Block D - Elevation A**
- **2603-(20) 42-D-Block D - Elevation B**
- **2603-(20) 43-D-Block D - Elevation C**
- **2603-(20) 44-D-Block D - Elevation D**
- Drawing 19076(05)208 D - Apartment Block E, Floor Plans
- ~~Drawing 19076(05)209 D - Apartment Block E, Elevations~~
- **2603-(20) 50-Block E - Elevation A-D**
- **2603-(20) 51-Block E - Elevation B-D**
- **2603-(20) 52-Block E - Elevation C-D**
- **2603-(20) 53-Block E - Elevation D-D**
- **2603-(20) 54-Block E - Elevation E-D**
- **2603-(20) 55-Block E - Elevation F-D**
- Drawing 19076(05)210 D - Apartment Block F, Plans
- ~~Drawing 19076(05)211 C - Apartment Block F, Elevations~~
- **2603-(20) 40-Block F - Elevation A-D**
- **2603-(20) 41-Block F - Elevation B-D**
- **2603-(20) 42-Block F - Elevation C-D**
- **2603-(20) 43-Block F - Elevation D-D**
- Drawing 19076(05)220 C - Housetype A1
- **2603 - BP 04 (90) 03 - HTA - BLOCK PLAN PLOTS 1-2 ELEVATIONS - Rev B**
- **2603 - BP 05 (90) 03 - HTA - BLOCK PLAN PLOTS 3 - 4 FRONT & REAR ELEVATION - A & B - Rev B**
- Drawing 19076(05)230 A - Housetype B1, Plans
- ~~Drawing 19076(05)231 C - Housetype B1, Gable fronted, Elevations~~
- ~~Drawing 19076(05)232 C - Housetype B1, Eaves Fronted, Elevations~~
- **2603 - BP 02 (90) 03 - HTB - BLOCK PLAN PLOTS 21-23 FRONT & REAR ELEVATION - A & B - Rev A**
- **2603 - BP 03 (90) 03 - HTB - BLOCK PLAN PLOTS 24-26 ELEVATIONS - Rev A**
- **2603 - BP 08(90) 03 - HTB - BLOCK PLAN PLOTS 12-15 FRONT & REAR ELEVATION - A & B - Rev A**
- **2603 - BP 09(90) 03 - HTB - BLOCK PLAN PLOTS 05-06 ELEVATIONS - Rev A**
- **2603 - BP 10 (90) 03 - HTB - BLOCK PLAN PLOTS 31-32 ELEVATIONS - Rev A**
- **2603 - BP 12 (90) 03 - HTB - BLOCK PLAN PLOTS 27-28 ELEVATIONS - Rev A**
- Drawing 19076(05)240 C - Housetype C1, Plans
- ~~Drawing 19076(05)241 C - Housetype C1, Gable Fronted, Elevations~~

- ~~Drawing 19076(05)242 C - Housetype C1, Eaves Fronted, Elevations~~
- **2603 - BP 01 (90) 03 - HTC - BLOCK PLAN PLOTS 07-08 ELEVATIONS - Rev A**
- **2603 - BP 06 (90) 03 - HTC - BLOCK PLAN PLOTS 09-11 ELEVATIONS - Rev A**
- **2603 - BP 07(90) 03 - HTC- BLOCK PLAN PLOTS 16-18 ELEVATIONS - Rev A**
- **2603 - BP 11 (90) 03 - HTC- BLOCK PLAN PLOTS 29-30 ELEVATIONS - Rev A**
- **2603 - BP 13 (90) 03 - HTC - BLOCK PLAN PLOTS 33-34 ELEVATIONS - Rev A**
- **2603 - BP 16 (90) 03 - HTC - BLOCK PLAN PLOTS 19-20 ELEVATIONS - Rev -**
- Drawing 19076(05)250 C - 4B7P Townhouse Plans
- Drawing No. (20) 10 - HT D - Plans & Elevations Rev B;
- Drawing No. (20) 101 - HT D (Bay Opt.) Plans & Elevations Rev A;
- ~~Drawing 067081-CUR-XX-XX-DR-C-92001 P03 - Proposed Drainage Layout, Sheet 1~~
- ~~Drawing 067081-CUR-XX-XX-DR-C-92002 P03 - Proposed drainage Layout, Sheet 2~~
- Drawing 67081-CUR-00-XX-DR-C-95001 P06 - Highway Geometry, Visibility Splays & Adoptable Highway Extents
- ~~Drawing 067081-CUR-XX-XX-DR-C-95050 P02 - Proposed Plot Levels, Sheet 1~~
- ~~Drawing 067081-CUR-XX-XX-DR-C-95051 P02 - Proposed Plot Levels, Sheet 2~~
- **2221-100-C27 Engineering Whole Site**
- ~~TC22092 LA1 Landscape strategy and tree planting (23.09.2024) v10;~~
- ~~TC22092 LA5 Landscape planting and plant schedule (23.09.2024) v10;~~
- ~~TC22092 LA6 Implementation Specification (23.09.2024) v10~~
- ~~Drawing LA.201 - Residential Area: Landscape Planting (1 of 3)~~
- ~~Drawing LA.202 - Residential Area, Landscape Planting (2 of 3)~~
- ~~Drawing LA.204 - Residential Area, Hard Landscape (1 of 3)~~
- ~~Drawing LA.205 - Residential Area, Hard Landscape (2 of 3)~~
- **TC22092 1 Landscape strategy and tree planting v14-LA1**
- **TC22092 1 Landscape planting v14-LA2**
- **TC22092 1 Landscape planting v14-LA3**
- **TC22092 1 Landscape planting v14-LA4**
- **TC22092 1 Landscape planting v14-LA5**
- **TC22092 1 Landscape planting v14-LA6**
- Drawing No. 109-3 - Kerbing and Surfacing Plan Sheet 3 Rev C02;

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based."

Appraisal

Section 96a of the Town & Country Planning Act 1990 allows non-material amendments to be made to an existing planning permission. This was brought into effect on the 1st September 2014. The Welsh Government has produced a guidance note entitled 'Approving Non-material Amendments to an Existing Planning Permission' which sets out four tests to be considered in determining whether an application qualifies as a non-material amendment.

It is, therefore, necessary to assess the proposed amendment against the four tests in turn:

(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,

(a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?

(b) would the interests of any third party or body be disadvantaged in planning terms; or,

(c) would the proposed change conflict with national or development plan policies?

(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme

As the proposed changes only relate to changing the shade of grey of certain façade elements from anthracite grey to pebble grey, it is not considered that the scale of this minor change will be great enough to cause an impact different to that caused by the original approved development scheme.

Secondly, it is not considered that the proposed change of access to the substations on Street 7 will be great enough to cause a detrimental to the scheme, as the substations are not proposed to be moved. The minor change of the access to the substation will even provide a betterment as to what was originally approved, as it will enhance pedestrian safety.

In light of the above, it is considered that the proposed changes would not result in the scale of the proposed change to be great enough to cause an impact different to that caused by the original approved development scheme, in accordance with test (a)(i).

(a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?

As the proposed changes only relate to changing the shade of grey of the windows from anthracite grey to pebble grey, it is not considered that this minor change of the shade of grey change will be greatly noticeable. The windows on the properties on the built-out scheme on the adjacent Cot Farm Road are also pebble grey, arguing that this change is more fitting to its surrounding context that what was originally approved.

The materials of the Cot Farm Road development immediately southeast of the site were agreed via discharge of condition application Ref: 18/0649 which sought to agree the details of Condition 14 (Details of External Finishes) of planning permission 17/0894. The decision notice for the discharge of condition application details that Schedule of Finishes – Revisions A and 3609-PA-030 Rev C – Apartment Block B Proposed Elevations are approved documents. An extract of the materials key from 3609-PA-030 Rev C – Apartment Block B Proposed Elevations that 'Pebble Grey RAL 7032' was considered for the windows, doors, rainwater goods and balconies and found to be acceptable.

MATERIALS KEY	
	CREAM /BUFF STOCK FACING BRICKWORK - WEINERBERGER 'MARZIALE' OR SIMILAR.
	WINDOWS & DOORS - TIMBER / ALUMINIUM COMPOSITE FRAMES (PRESSED METAL CILLS TO WEATHERBOARDING, TIMBER LINING BOARDS TO MATCH CLADDING. CONCRETE CILLS WITHIN BRICKWORK) IN RAL 7032 'PEBBLE GREY'.
	RAINWATER GOODS - POLYESTER POWDER COATED ALUMINIUM IN RAL 7032 'PEBBLE GREY'
	PITCHED ROOF - STANDING SEAM METAL ROOF & DORMERS. COLOUR TO BE BRONZE.
	PORCH - 60MM HALF LAP VERTICALLY FIXED TIMBER CLADDING (SWEET CHESTNUT OR EQUAL APPROVED) ALUMINIUM FASCIAS POLYESTER POWDER COATED IN RAL 7032 'PEBBLE GREY' WITH PPC STEEL BALCONY OVER.
	OBSCURE GLAZING

In relation to the proposed reconfiguration to the substations on Street 7, they will be reduced in size and doors amended to only open out onto the pedestrianised area rather than to open outwards onto the vehicle area as well. Consequently, it is not considered that this proposed change will result in a detrimental impact either visually or in terms of local amenity.

In light of the above, it is considered that the proposed changes would not result in a detrimental impact either visually or in terms of local amenity and are compliant with test (a)(ii).

(b) would the interests of any third party or body be disadvantaged in planning terms; or

Based on the details provided in (a)(i) and (a)(ii), given that the minor changes will not be greatly different to what has been approved, it is not considered that the interests of any third party or body be disadvantaged in planning terms due to the minor details of both proposed changes.

In light of the above, it is considered that the proposed changes would not result the interests of any third party or body be disadvantaged in planning terms, in accordance with test (b)

(c) would the proposed change conflict with national or development plan policies

Given that the site is not located within a protected/conservation area, it is not considered that the proposed change of the colour of certain elevational treatments from anthracite grey to pebble grey will have a material impact on the local amenity of the surrounding area, hence not triggering a conflict with local or national development policies relating to the impact of developments on surrounding protected/conservation areas.

As the proposed change of access to the substation on Street 7 will provide the opportunity to improve highway safety by ensuring that the doors open onto pedestrianised area, it is not considered that the proposed minor change will result in a conflict in local or national development policies relating to access or highway safety.

In light of the above, it is considered that the proposed changes would not cause a change conflict with national or development plan policies, in line with test (c).

Conclusion

In light of the above, it is respectfully requested that Newport City Council grant approval of the non-material amendment to vary Condition 1 (Approved Plans) of Reserved Matters approval 19/1272 at Ringland Centre, Ringland Circle, Newport.

£242.00 will be paid to the Authority to cover the application fee.

I trust this, and the enclosed is satisfactory in order to approve the application. If you require any further information please do not hesitate to contact.

Yours Sincerely,

Max Cruse

Graduate Planner