

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number		Suffix	
Property Name			
Street Record			
Address Line 1			
Bainite Grove			
Address Line 2			
Town/city			
Newport			
Postcode			
NP19 4TN			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
335410	186869
Description	

Applicant Details

Name/Company

Title

Mr

First name

Sam

Surname

Thomas

Company Name

Barratt David Wilson Redrow Homes

Address

Address line 1

Barratt Redrow House Copse Walk

Address line 2

Cardiff Gate Business Park

Address line 3

Pontprennau

Town/City

Cardiff

Country

United Kingdom

Postcode

CF23 8RH

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

RESERVED MATTERS APPLICATION (RELATING TO LAYOUT, SCALE, ACCESS, APPEARANCE & LANDSCAPING) FOR 153 DWELLINGS AND ASSOCIATED WORKS AT GLAN LLYN HOUSING PHASE 4D (PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471), AND DETAILS TO PARTIALLY DISCHARGE CONDITIONS 1 (RESERVED MATTERS), 6 (FORMAL AND INFORMAL RECREATION AREAS), 7 (LANDSCAPING), 8 (MATERIALS), 9 (HARD LANDSCAPING MATERIALS), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT STRATEGY FOR MAINTENANCE OF OPEN SPACE), 12 (OFF STREET PARKING & CYCLE STORAGE), 16 (HIGHWAYS DETAILS), 18 (HIGHWAYS SURFACE WATER DISPOSAL DETAILS), 19 (NOISE ASSESSMENT), 24 (SITE LEVELS), 33 (SURFACE WATER DRAINAGE), 34 (DRAINAGE), 39 (CARBON REDUCTION STRATEGY / SUSTAINABILITY ASSESSMENT) AND 43 (ACCESS TO OPEN WATER FOR FIREFIGHTING PURPOSES)

Reference number

23/0440

Date of decision

23/10/2025

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please refer to the submitted Cover Letter

Please state why you wish to make this amendment

Please refer to the submitted Cover Letter

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Please refer to the submitted Cover Letter

New plan/drawing numbers

Please refer to the submitted Cover Letter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sam Thomas

Date

11/03/2026