

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

VINCI INVESTMENTS LTD  
ASTRAL HOUSE  
IMPERIAL WAY  
WATFORD  
HERTS  
WD24 4WW

Application number: 04/1537

Application Type: **VARIATION OF CONDITION**

Proposal: **VARIATION OF CONDITION 11 (FLOOD PREVENTION) AND REMOVAL OF CONDITION 19 (ARCHAEOLOGICAL WATCHING BRIEF) OF PLANNING PERMISSION 00/0768 FOR REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, PLAY AREAS AND RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 29/09/2004. The application has been:

**GRANTED WITH CONDITIONS**

01 Prior to any construction work commencing on a particular phase of the approved development that section of the site shall be raised to a level of 8.87m AOD, with the finished floor levels of all development set 600mm above the 8.87m AOD site level.

Reason: To safeguard against flooding and protect the amenities of future users of the site.

**NOTE TO APPLICANT**

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

**THIS DECISION RELATES TO CONDITIONS 11 AND 19 ONLY, ALL OTHER CONDITIONS IMPOSED ON PLANNING PERMISSION 00/0768 REMAIN UNALTERED BY THIS DECISION.**

01 This decision relates to plan Nos: SO2 3235/AA/4000/0; TP-01; 5041855/2902 Revision A; 5041855/2901 Revision A; 5041855/2900 Revision A; 4911 Revision P1; 5041855/TE/200/2903 Revision O; Plan 01.

02 The development plan covering Newport is the Adopted Gwent Structure Plan. The following policies were relevant to the consideration of this application, BC4 and ENV3.

03 The following emerging planning policies were considered relevant to the consideration of the application: SP24, CE27 and U7 of the Deposit Unitary Development Plan (Proposed Modifications) November 2005.

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Signed on behalf of the Council

Newport City Council

Civic Centre  
Newport  
South Wales  
NP20 4UR

Head of Planning and Economic Regeneration

Application No: 04/1537

Decision Date: 05/04/2006

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

VINCI INVESTMENTS LTD  
ASTRAL HOUSE  
IMPERIAL WAY  
WATFORD  
HERTS  
WD24 4WW

Application number: 04/1536

Application Type: **VARIATION OF CONDITION**

Proposal: **VARIATION OF CONDITION 11 (FLOOD PREVENTION) OF PLANNING PERMISSION 00/0768 FOR DEVELOPMENT OF REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, PLAY AREAS AND RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 29/09/2004. The application has been:

**GRANTED WITH CONDITIONS**

01 Prior to any construction work commencing on a particular phase of the approved development that section of the site shall be raised to a level of 8.87m AOD, with the finished floor levels of all development set 600mm above the 8.87m AOD site level.  
Reason: To safeguard against flooding and protect the amenities of future users of the site.

**NOTE TO APPLICANT**

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

**THIS DECISION RELATES TO CONDITION 11 ONLY, ALL OTHER CONDITIONS IMPOSED ON PLANNING PERMISSION 00/0768 REMAIN UNALTERED BY THIS DECISION.**

01 This decision relates to plan Nos: SO2 3235/AA/4000/0; TP-01; 4911 Revision P1.

02 The development plan covering Newport is the Adopted Gwent Structure Plan. The following policy is relevant to the consideration of this application ENV3.

03 The following emerging planning policies were considered relevant to the consideration of the application: Policies SP24 and U7 of the Deposit Unitary Development Plan (Proposed Modifications) November 2005.

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Signed on behalf of the Council

Newport City Council

Civic Centre  
Newport  
South Wales  
NP20 4UR

Head of Planning and Economic Regeneration

Application No: 04/1536

Decision Date: 05/04/2006

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS CONSULTANTS LTD  
160, AZTEC WEST  
ALMONDSBURY  
BRISTOL  
BS32 4TU

Application number: 06/0168

Application Type: **DISCHARGE OF CONDITIONS**

Proposal: **PARTIAL DISCHARGE OF CONDITION 16 (WORKING METHOD STATEMENT) OF PLANNING PERMISSION 00/0768 FOR ERECTION OF REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 08/02/2006. The application has been:

**APPROVED**

**NOTE TO APPLICANT**

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

This decision is issued in respect of a condition imposed on the previous consent referred to above. Please refer to that previous consent for other conditions which may have been imposed.

01 This decision relates to plan numbers:- Construction of School Building Method Statement (30<sup>th</sup> January 2006) and Contractors Preliminary Method Statement for the Site Remediation and Enabling Works (31<sup>st</sup> January 2006).

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Signed on behalf of the Council

Newport City Council

Civic Centre  
Newport  
South Wales  
NP20 4UR

Head of Planning and Economic Regeneration

Application No: 06/0168

Decision Date: 05/04/2006

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS CONSULTANTS LTD  
160, AZTEC WEST  
ALMONDSBURY  
BRISTOL  
BS32 4TU

Application number: 06/0169

Application Type: **DISCHARGE OF CONDITIONS**

Proposal: **PARTIAL DISCHARGE OF CONDITIONS 09 (WHEELWASH AND DUST SUPPRESSION) AND 10 (ROUTE OF CONSTRUCTION) OF PLANNING PERMISSION 00/0768 FOR REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 08/02/2006. The application has been:

**APPROVED**

**NOTE TO APPLICANT**

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

This decision is issued in respect of a condition imposed on the previous consent referred to above. Please refer to that previous consent for other conditions which may have been imposed.

This decision relates to plan Nos :- 5041855/TE/200/2903rev0, 5041855/2900revA, 5041855/2902revA, 5041855/2901revA, and the documents entitled "Method Statement: Development of Traffic Management Schemes" and "Method Statement: Wheel Wash Installation and Dust Suppression". It also relates to the correspondence dated 7<sup>th</sup> April 2006, 19<sup>th</sup> April 2006, and 28<sup>th</sup> April from Norwest Holst.

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Signed on behalf of the Council

Newport City Council

Civic Centre  
Newport  
South Wales  
NP20 4UR

Head of Planning and Economic Regeneration

Application No: 06/0169

Decision Date: 28/04/2006

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS CONSULTANTS LTD  
160, AZTEC WEST  
ALMONDSBURY  
BRISTOL  
BS32 4TU

Application number: 06/0171

Application Type: **VARIATION OF CONDITION**

Proposal: **VARIATION OF CONDITION 14 (DRAINAGE) OF PLANNING PERMISSION 00/0768 FOR ERECTION OF REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 08/03/2006. The application has been:

**APPROVED WITH CONDITIONS**

01 Band drainage shall be provided during the construction phase of the development strictly in accordance with Drawing No 5041855/GEO/200/2810.Rev.P1. Operational drainage for each phase of the development shall be provided prior to occupation of that phase in accordance with details that are first submitted to and agreed in writing by the Local Planning Authority.

**Reason:** To protect the River Usk SAC and SSSI and provide satisfactory drainage .

**NOTE TO APPLICANT**

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

01 This decision relates to plan Nos:- 5041855/GEO/200, 2020/A, 2021/A, 2024/A, 2906/A, 2810/P1.

02 The development plan for Newport is the Adopted Gwent Structure Plan. Policy H2 was considered relevant to the determination of this application.

03 The following emerging planning policies were considered relevant to the determination of this application: Policies H2, CE13 and CE35 of the Deposit Unitary Development Plan (Proposed Modifications) November 2005.

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Signed on behalf of the Council

Newport City Council

Civic Centre  
Newport  
South Wales  
NP20 4UR

Head of Planning and Economic Regeneration

Application No: 06/0171

Decision Date: 05/04/2006

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS CONSULTANTS LTD  
160, AZTEC WEST  
ALMONDSBURY  
BRISTOL  
BS32 4TU

Application number: 06/0172

Application Type: **DISCHARGE OF CONDITIONS**

Proposal: **PARTIAL DISCHARGE OF CONDITION 01 (MATERIALS) OF PLANNING PERMISSION 03/1531 FOR ERECTION OF REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 08/02/2006. The application has been:

**APPROVED**

**NOTE TO APPLICANT**

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

This decision is issued in respect of a condition imposed on the previous consent referred to above. Please refer to that previous consent for other conditions which may have been imposed.

01 This decision relates to plan Nos:- 4030B, 01 and samples of Brickwork Plinth, Brickwork, Brick Banding, High level walling and Roofing.

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Signed on behalf of the Council

Newport City Council

Head of Planning and Economic Regeneration

Civic Centre  
Newport  
South Wales  
NP20 4UR

Application No: 06/0172

Decision Date: 30/03/2006

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS CONSULTANTS LTD  
160, AZTEC WEST  
ALMONDSBURY  
BRISTOL  
BS32 4TU

Application number: 06/0173

Application Type: **DISCHARGE OF CONDITIONS**

Proposal: **PARTIAL DISCHARGE OF CONDITION 05 (HARD SURFACING) OF PLANNING PERMISSION 03/1531 FOR ERECTION OF REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 08/02/2006. The application has been:

**APPROVED**

**NOTE TO APPLICANT**

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

This decision is issued in respect of a condition imposed on the previous consent referred to above. Please refer to that previous consent for other conditions which may have been imposed.

01 This decision relates to plan Nos:- 5041855 4903 P1 and "Materials Board - Hard Surfaces".

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Signed on behalf of the Council

Newport City Council

Head of Planning and Economic Regeneration

Civic Centre  
Newport  
South Wales  
NP20 4UR

Application No: 06/0173

Decision Date: 30/03/2006

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS CONSULTANTS LTD  
160, AZTEC WEST  
ALMONDSBURY  
BRISTOL  
BS32 4TU

Application number: 06/0170

Application Type: **DISCHARGE OF CONDITIONS**

Proposal: **PARTIAL DISCHARGE OF CONDITION 06 (CONTAMINATION REMEDIATION) OF PLANNING PERMISSION 00/0768 FOR ERECTION OF REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 08/02/2006. The application has been:

**APPROVED**

**NOTE TO APPLICANT**

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

This decision is issued in respect of a condition imposed on the previous consent referred to above. Please refer to that previous consent for other conditions which may have been imposed.

This decision relates to the following documents: "Method Statement for Removal of PCB Contaminated Material - Revision A", "Method Statement for Capping of the Northern Area- Revision A", "Method Statement for Enabling and Filling Works in the Southern Area - Revision A", "Method Statement for Installation of Vertical Band Drain - Revision A" all prepared by Norwest Holst. "Land Contamination Planning Support Statement" and Appendices A-H (inclusive) all prepared by White Young Green. Plan reference 5041855/CSD/200/SK001, E1/169 revD and 1289/DET188A, 129/DET/189.

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Signed on behalf of the Council

Newport City Council

Civic Centre  
Newport  
South Wales  
NP20 4UR

Head of Planning and Economic Regeneration

Application No: 06/0170

Decision Date: 05/04/2006

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS CONSULTANTS LTD  
160, AZTEC WEST  
ALMONDSBURY  
BRISTOL  
BS32 4TU

Application number: 06/0174

Application Type: **DISCHARGE OF CONDITIONS**

Proposal: **PARTIAL DISCHARGE OF CONDITIONS 06 (ACOUSTIC REPORT) AND 07 (MEANS OF ENCLOSURE) OF PLANNING PERMISSION 03/1531 AND 20 (ACOUSTIC REPORT) OF PLANNING PERMISSION 00/0768 FOR ERECTION OF REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT (RESERVED MATTERS AND OUTLINE APPLICATIONS RESPECTIVELY)**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 08/02/2006. The application has been:

**APPROVED**

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

This decision is issued in respect of a condition imposed on the previous consent referred to above. Please refer to that previous consent for other conditions which may have been imposed.

01 This decision relates to plan Nos:- CC/DURHAM/02, 4910 P1, "Materials Board - Site Enclosure", CC/DURHAM/03, CC/DURHAM/04, 4909 P1 and Noise Impact Assessment (6<sup>th</sup> February 2006).

Signed on behalf of the Council

Newport City Council

Civic Centre  
Newport  
South Wales  
NP20 4UR

Head of Planning and Economic Regeneration

Application No: 06/0174

Decision Date: 05/04/2006

**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:

ATKINS CONSULTANTS LTD  
160, AZTEC WEST  
ALMONDSBURY  
BRISTOL  
BS32 4TU

Application number: 06/0184

Application Type: **VARIATION OF CONDITION**

Proposal: **REMOVAL OF CONDITION 08 (OFF SITE HIGHWAY WORKS) OF PLANNING PERMISSION 00/0768/O FOR ERECTION OF REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above Act, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 08/02/2006. The application has been:

**GRANTED WITH CONDITIONS**

01 No occupation of the school or housing on the site shall take place until a scheme of traffic management/traffic calming has been implemented in accordance with a scheme first approved by the Local Planning Authority.  
Reason: In the interests of highway safety.

**NOTE TO APPLICANT**

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

This decision relates to the documents entitled "Durham Road Junior School Travel Plan (December 2005) & "Durham Road PFI - Additional Works: Report on Proposal for Traffic Signals at Bank Street/Caerleon Road - Final Report" prepared by Capita Symonds (December 2005).

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Signed on behalf of the Council

Newport City Council

Civic Centre  
Newport  
South Wales  
NP20 4UR

Head of Planning and Economic Regeneration

Application No: 06/0184

Decision Date: 05/04/2006

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:  
HEAD OF PROPERTY  
NEWPORT COUNTY BOROUGH COUNCIL  
PROPERTY SERVICES  
CIVIC CENTRE  
NEWPORT  
NP20 4UR

Application number: 00/0768

Application Type: **OUTLINE**

Proposal: **REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, SOFT & HARD PLAY AREAS & RESIDENTIAL DEVELOPMENT**

Site/location: **GLEBELANDS ST JULIANS NEWPORT**

In pursuance of its powers under the above mentioned Act, the Council of the City of Newport notifies you of its decision in respect of the above application which was registered on 07/07/2000. The application has been:

**GRANTED WITH CONDITIONS**

The conditions are as follows :

**STANDARD CONDITIONS**

- (a) The matters set out in the conditions below are reserved for the submission and approval of details.  
(b) In the case of any reserved matter, application for approval must be made not later than the expiration of **THREE YEARS** beginning with the date of this permission.

Reason: The application is in outline only and the further details are required to ensure that a satisfactory form of development takes place.

- (c) No development shall be carried out on the site until details of the reserved matters have been approved, and the development shall be carried out in accordance with these details.

Reason: The application has been submitted in outline only. Further details are required to ensure that a satisfactory form of development takes place.

- (d) The development to which this permission relates must be begun not later than whichever is the later of the following dates : -  
(i) the expiration of **FIVE YEARS** from the date of this permission; or  
(ii) the expiration of **TWO YEARS** from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform to the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.

**ADDITIONAL CONDITIONS**

**Reserved Matters**

01 Details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority.

Reason: To safeguard the rights of control of the local planning authority in respect of the reserved matters and to comply with the provisions of Article 3(1) of the Town and Country Planning General Permitted Development Order 1995.

02 Details provided in accordance with condition (1) and pursuant to discharging access as a reserved matter, shall include provisions to facilitate safe access for both cyclists and pedestrians. This shall include the provision of a segregated pedestrian/cycle route that will provide access from Collier Street to the Glebelands recreational ground and the proposed school and housing development; provision for a pedestrian/cycle route that will enable connection to the existing pedestrian access route under the existing railway underpass at Charnwood Road.

Reason: In the interest of promoting sustainability and facilitating access for all to the development and adjoining recreation ground in the interest of residential amenities.

03 Details provided in accordance with condition (1) and pursuant to discharging landscaping as a reserved matter shall include details of existing trees and hedgerows on the site, identifying those features which are to be removed or retained, details of the method by which they will be protected during the course of construction, and provisions for landscape buffers north of Lotery's Reen, separating new residential and existing industrial developments, and along the riverfront.

Reason: To maintain and reinforce existing landscape features on this prominent riverside site and to provide a suitable buffer between different land uses in the interest of visual and residential amenities.

04 The landscaping scheme referred to in reserved matters 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. Thereafter, the trees and shrubs shall be adequately 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. For the purposes of this condition a full planting season shall mean the period from October to April.

Reason: To secure the satisfactory implementation of the proposal.

05 Details provided in accordance with condition (1) and pursuant to discharging siting as a reserved matter shall include a quantitative risk assessment that assesses levels of contamination on site and their potential to impact controlled water (groundwater and surface water) identified end receptors. The risk assessment will have regard to the layout and design of the end development/use, particularly the foundation works required on site.

Such a risk assessment must be based upon information acquired following an investigation of the mobility of contamination on site in addition to the results of the site investigation entitled "Durham Roads Schools PFI Project: Contamination Investigation Interpretative Report (June 2000) and previous investigations of the area. The risk assessment must identify any/all clean up levels required to ensure the integrity of controlled waters and identified end receptors.

A remediation strategy shall be formulated and approved in writing by the local planning authority and the agreed scheme shall be implemented in accordance with the approved details.

Reason: To safeguard the aquatic environment and prevent pollution from the physical disturbance associated with construction works in the short term and re-development of the site in the longer term, and to protect the integrity of the River Usk candidate Special Area of Conservation.

#### *Contamination Remediation*

06 Prior to the commencement of development on the site (including any demolition or land raising works) the following shall be conducted:

(a) a site investigation consisting of at least 3 months duration of monitoring to ascertain the presence of gas having regard to the end use of the site. This shall include an analysis of the source of any gas and a report on the investigation shall be submitted for the consideration and approval of the local planning authority. This assessment must include the results of the survey and recommendations regarding any structural precautions to be incorporated into the buildings;

(b) a quantitative risk assessment of the ground conditions on the site having regard to the end use of the site. Such a risk assessment must use both the results of the site investigation entitled "Durham Road Schools PFI Project: Contamination Investigation Interpretative Report" (June 2000) and previous investigations in the area, together with any additional ground investigation as required to carry out a comprehensive risk assessment.

A remediation strategy in relation to both (a) and (b) above shall be formulated and approved in writing by the local planning authority and the agreed scheme shall be carried out prior to the commencement of any works on site.

Reason: To ensure that the site is comprehensively investigated, the presence of contamination clearly identified and its impacts appropriately mitigated in the interest of residential amenities and to safeguard the interests of future users of the site.

07 On completion of the works of remediation the applicant shall provide a certification report, compiled by a suitably qualified engineer who has supervised the works, which confirms that the remediation works have been completed fully in accordance with the approved remediation strategy.

Reason: To ensure that the remediation strategy is effectively implemented in the interest of residential amenities and to safeguard the interests of future users of the site.

#### *Access*

08 No development shall commence on the approved scheme until the following off site highway works have been completed in accordance with details first approved in writing by the local planning authority:

(a) traffic signal controlled junction at Bank Street/Caerleon Road; and

(b) traffic signal controlled junction at the Turner Street railway underpass.

Reason: To alleviate congestion at key access points in the interest of highway safety and to facilitate the free flow of traffic in the interest of residential amenities.

09 Prior to the commencement of development dust suppression measures and wheel wash facilities shall be installed/implemented in accordance with details which shall first be submitted to and approved in writing by the local planning authority. These details shall include full details of the wheel wash installation and dust suppression equipment and a method statement of its operation during the course of construction activity. The wheel wash and dust suppression measures shall thereafter operate in accordance with the approved details until the cessation of construction works at the site or such other time as may be agreed in writing by the local planning authority.

Reason: To prevent the deposit of material on the public highway and transmission of dust from the site and construction vehicles in the interest of highway safety and residential amenities.

10 Prior to the commencement of construction on the approved scheme, details of the route by which all construction traffic will access the site, the number and size of vehicles required to import plant and equipment and a timetable for construction works shall be submitted to and approved in writing by the local planning authority. Thereafter, construction traffic shall only use the approved routes unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impact of construction activity upon residential amenities and to safeguard highway interests.

#### *Flood Prevention*

11 Prior to any construction work commencing the site shall be raised to a level of 9.8 metres Above Ordnance Datum with the finished floor levels of all development set 600mm above the 9.8 metres standard in accordance with details which shall first be submitted to and approved in writing by the local planning authority. These details shall include the following;

(a) comprehensive cross sectional drawings illustrating existing and proposed land levels across the site, the relationship between existing and proposed development, and confirmation of finished slab levels; and

Verified by 04/1537/VC + again by 04/1536

(b) programme of land raising works which shall contain information relating to the amount of material to be imported, the type of material to be imported, the number and size of vehicles required to import the material, the route by which traffic will travel, a timetable for land-raising activity, and a restoration plan for the site.

Reason: To safeguard against flooding and protect the amenities of future users of the site.

#### *Pollution Prevention & Safeguarding of Conservation Objectives*

12 Nothing other than uncontaminated excavated natural materials shall be tipped on the site.

Reason: To prevent pollution of the water environment and safeguard the conservation objectives of the River Usk candidate Special Area of Conservation.

13 There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways during either the construction or operational phases of development.

Reason: To prevent pollution of the water environment and to safeguard the conservation objectives of the River Usk candidate Special Area of Conservation.

14 No development shall commence on the construction of the approved scheme until a scheme for the disposal of foul and surface water for both the construction and operational phases of development has been submitted to and approved in writing by the local planning authority. The scheme shall be completed in accordance with the approved details prior to the commencement of development.

Reason: To prevent pollution of the water environment in the interest of amenities and safeguard the conservation objectives of the River Usk candidate Special Area of Conservation.

15 No obstructions to access shall be erected or placed within 7 metres of the top of the bank of the River Usk and there shall be no trafficking of vehicles or plant within this buffer zone at any time. This buffer shall at all times be kept free of any spoil, stored materials, plant, machinery, and any other structures unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that access can be retained for maintenance and emergency purposes and to reduce the risk of pollution to the riparian area in order to safeguard the conservation interests of the River Usk candidate Special Area of Conservation.

16 The development shall be carried out fully in accordance with a Working Method Statement and Code of Construction Practice which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This Code of Practice shall contain details of all methods and modes of carrying out construction works and shall include provisions for the protection of the existing reed and any other water bodies within the site or outside of it from pollution.

Reason: To ensure that the land drainage system is safeguarded from pollution, in the interests of protecting the River Usk candidate Special Area of Conservation and Site of Special Scientific Interest.

#### *Controls Of Construction Times*

17 No construction work (including demolition or land raising) shall be carried out other than between the hours of 0800 and 1900 hours Monday to Friday, and 0800 to 1800 hours on Saturday with no works or construction traffic movements being carried out on a Sunday or Bank Holiday unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the disturbance associated with the movement of construction traffic and construction works upon residential amenities.

18 Notwithstanding the restricted hours of construction contained within condition 16 above, no work of excavation, land raising or construction shall take place within 20 metres of the top of the riverbank between dusk and dawn where these occur in the winter months before 1900 hours or after 0800 hours respectively unless otherwise agreed in writing by the local planning authority.

Reason: To ensure no disturbance is caused to others migrating up or down the river at the periods of darkness.

#### *Archaeology*

19 The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any groundworks within the application site so that an archaeological watching brief can be conducted. The archaeological watching brief will be undertaken to the standards laid down by the Institute of Field Archaeologists. The local planning authority will be informed in writing at least two weeks prior to the commencement of the development with the name of the said archaeologist.

Reason: In the interest of securing the safe excavation and protection of any archaeological remains on the site.

#### *Noise*

20 Prior to work commencing on the development, a Noise Impact Assessment shall be conducted and a scheme for noise mitigation works to protect future residents and users of the site from noise emanating from the railway shall be submitted to and approved in writing by the local planning authority. All works shall then be carried out in accordance with the approved details.

Reason: In the interest of residential amenities and to protect the interests of future users of the site.

NOTE TO APPLICANT

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The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations.

This decision relates to the plan entitled "Glebelands - Site Location Plan".

The applicant is advised that a 7 tonne axle weight restriction is in force on the Bank Street Bridge.

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Signed on behalf of the Council

Newport County Borough Council

Civic Centre  
Newport  
South Wales  
NP20 4UR

For Head of Planning and Economic Regeneration

Application No: 00/0768

Council Decision Date: 31/10/2000

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**