

Notice of Decision



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TOWN AND COUNTRY PLANNING ACT 1990 [as amended] ENVIRONMENT (WALES) ACT 2016

Application No: **25/0333**
Application Type: **Full (Major)**
Proposal: **PROPOSED DEVELOPMENT OF 40NO. HOMES AND ASSOCIATED WORKS**
Site/Location: **Former Depot, Coverack Road, Newport, South Wales,**
Decision Date: **27th March 2026**

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 30th April 2025. The application has been:

Granted with Conditions & subject to a S106 agreement

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

(a) stating the date on which the development is to begin, and

(b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended.

ADDITIONAL CONDITIONS

01 Plans: The development shall be implemented in accordance with the following plans and documents other than as revised by conditional discharges:

- Drawing 1671 PL 01 - Location Plan (Red Line Plan)
- Drawing 1671 PL 04 - Site Plan
- Drawing 1671 PL 05 - Ground Floor Plan
- Drawing 1671 PL 06 - Upper Floor Plans
- Drawing 1671 PL 07 - Elevations
- Drawing 1671 PL 10 - Detailed Floor Plan, Type A
- Drawing 1671 PL 11 - Detailed Floor Plan, Type B
- Drawing 1671 PL 12 - Detailed Floor Plan, Type C
- Drawing 1671 PAC 13 - Context Site Plan
- Drawing 23005 SK 001 E - Preliminary Drainage Strategy
- Drawing 23005 SK 002 B - Preliminary Drainage Strategy
- Drawing 23005 SK 003 0 - Preliminary Overland Flow Path

- Drawing 23005 SK 005 0 - Preliminary Typical SUDs & Drainage Details
- Drawing edp8348 d003 B - Detailed Soft Landscape Plan (Sheets 1 and 2)

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

Pre- commencement conditions

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

A Construction site plan showing:

- Location and maximum height of site offices / welfare facilities.
- Location of crane pad.
- Location and maximum height of material stores / waste stores and stockpiles of soils / sub-soils.
- Location and nature of perimeter fencing.

General Site Management:

- Details of site clearance; including scrub clearance including methodology to reduce impacts on the features of the River Usk SAC, especially otters.
- Details of construction site drainage including containment ponds / settlement areas, material storage / handling, offset distances from potential sources of water pollution (spoil, oils, fuels, concrete mixing and washing areas) or any other methods that shall be used to reduce sediment or chemical load in surface waters on the site; sufficient to demonstrate that waters emanating from the site shall not enter the River Usk SAC or any other surface water course or drain to such a watercourse unless of appropriate water quality (turbidity and chemical composition).

Biodiversity Management:

- Invasive species management in the event invasive species are identified on the site pre-construction.
- Means to exclude mammals, principally otters from the site.

Control of Nuisances:

- Details of construction site lighting demonstrating that such lighting will have no adverse impact on the conservation interests of the River Usk SAC or wider amenity in terms of light spread or via hours of operation.
- Details of restrictions to be applied during construction including timing, duration and frequency of works in order to prevent adverse impacts to the conservation interests of the River Usk SAC and wider amenity.
- Details of measures to minimise noise and vibration from piling and other construction activities, for example acoustic barriers;
- Details of dust control measures;
- Resource Management:
- Details of fuel and chemical storage and containment;

Traffic Management:

- Details of routings and timings of site deliveries,
- Details of 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 an incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Details of a Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

Reason: to protect the conservation interests of the River Usk SAC and to protect wider amenity. Policies SP1, SP4, SP9, GP2, GP4, GP5 and GP7.

03 Ground Assessment & Decontamination Plan: No phase of the development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- a. All previous uses
- b. Potential contaminants associated with those uses
- c. A conceptual model of the site indicating sources, pathways and receptors
- d. Potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Pre - construction conditions

04 Bio-diversity Enhancement: Prior to construction of the approved scheme above damp proof course level a scheme of bio-diversity enhancement to include bat and bird boxes / bricks including suitable provision for nesting swifts and any other measures the applicant identifies shall be submitted to the LPA in writing. Following the LPA's written agreement the approved scheme of bio-diversity enhancement shall be implemented as agreed prior to occupation of the approved flats and shall be retained thereafter.

Reason: to secure bio-diversity enhancement in accordance with national and local policy. Policy GP5.

05 Removal of Pollutants from Surface Water: All surface waters drained from any part of the site where vehicles park or transit shall be passed through a mechanism to remove hydrocarbons and other pollutants from that run-off. The details of that mechanism shall be provided in writing to the LPA and following the written agreement of the LPA that mechanism shall be provided prior to the first occupation of the site and retained thereafter.

Reason: to protect the River Usk from pollution in the interests of bio-diversity and water quality. Policies GP5 and GP7.

06 Window and Door Reveals: No external door or window frame shall be installed until such a time as details of a reveal have been submitted to the LPA in writing. Following the LPA's written agreement all external door and window frames shall be installed as agreed.

Reason: to secure good design and high levels of visual amenity. Policies GP2 & GP6.

07 External Materials: No works of construction above damp-proof course level shall commence until such a time as details of all external materials to be used in the approved building have been submitted to and agreed in writing by the LPA. Following the LPA's written agreement the development shall be constructed of the approved materials.

Reason: to secure good design and high levels of visual amenity. Policies GP2 & GP6.

08 Rainwater Goods and Vents: Details of the placement of rainwater goods and external vents and their appearance shall be provided in writing to the LPA prior to their installation. Following the LPA's written agreement these items shall be installed as agreed and retained thereafter.

Reason: to secure good design and high levels of visual amenity. Policies GP2 & GP6.

09 Foundation Design: No construction of foundations shall commence until details of piling or any other foundation designs using penetrative methods showing that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason: to ensure there is no unacceptable risk to groundwater during construction. Policy GP7.

10 Noise Mitigation: No construction of the facades (including roof areas) identified as subject to excessive road noise in Figure 5.1 of the Noise Assessment shall be commenced until such a time as details of the construction of those façades and the glazing to be installed in those facades has been submitted to and agreed in writing by the LPA. The details submitted shall demonstrate that the internal noise for the rooms on those facades will meet the requirements of BS 8233:2014 if the proposed building materials and glazing are used. Following the Council's written agreement the development shall be constructed using the agreed materials and glazing.

Reason: to ensure the flats have a suitable internal noise environment in the interests of residential amenity. Policies GP2 and GP7.

11 Ventilation & Cooling: No construction of any flat above damp course level shall commence until such a time as a cooling and ventilation strategy has been provided for that flat in writing to the LPA. The strategy shall demonstrate that the flat can be adequately cooled and ventilated with closed windows or that internal noise levels will meet BS 8233:2014 if windows are opened. Following the Council's written agreement the flat(s) shall be constructed fully in accordance with the agreed cooling and ventilation strategy.

Reason: to allow the flats to be cooled and ventilated without being exposed to excessive noise. Policies GP2 & GP7.

12 Roads & Surfacing materials: Prior to the construction of any roads / footways / pavements or other hard surfaces details of the construction of those hard surfaces shall be provided in writing to the LPA. Details shall include, materials, construction, drainage and the colour and texture of wearing courses. Following the LPA's written agreement these surfaces shall be provided fully as agreed prior to the first occupation of the site.

Reason: to ensure the site is adequately drained, allows good access in the interests of residential amenity and is appropriate in terms of appearance and visual amenity. Policies GP2, GP4, GP6 and GP7.

Pre-occupation conditions

13 Decontamination Verification: Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

14 Parking: Prior to the occupation of the flats hereby approved details of disabled parking and a scheme to allow for the charging of ULEV vehicles shall be provided to the LPA in writing. Following the LPA's written agreement the parking shall be provided as shown in the approved plans other than as amended by the discharge of this condition prior to occupation of the scheme. The agreed details and approved car parking shall be provided fully as agreed prior to occupation and retained thereafter.

Reason: to ensure there is sufficient and appropriate parking for residents and to ensure the uptake of ULEV vehicles and overall sustainability. Policies SP1, GP4 and T4.

15 Bicycle Parking: Prior to occupation details of the secure bicycle parking for the scheme including a covered shelter shall be submitted to the LPA in writing. Following the LPA's written agreement the bicycle parking shall be provided as agreed prior to the occupation of the site and shall be retained thereafter.

Reason: to provide secure weatherproof bicycle parking to a high level of visual amenity in the interests of residential amenity, crime reduction and overall sustainability. Policies SP1, GP2 and GP6.

16 Travel Plan: within 6 months of first occupation details of the Travel Plan, including details of the Travel Plan Co-ordinator and including short term targets (less than 1 year), medium term targets (2-3 years) and longer terms targets (4-5 years); a monitoring and reporting schedule for those targets including the provision for contingency action in the event those targets are not being met, shall be submitted to the LPA in writing. Following the LPA's written agreement the plan shall be implemented, monitored and reported to the LPA as agreed for the 5 year period following occupation. Any contingency action shall be implemented as agreed following the written approval of the LPA in accordance with a timetable to be submitted with the contingency proposed.

Reason: to ensure that the Travel Plan is properly implemented in the interests of Active Travel and sustainable development. Policies SP1 & GP4.

17 Details of Recycling & Bin Store: Prior to occupation of the site details of the proposed bin store shall be provided in writing to the LPA. Following the LPA's written agreement the bin store shall be provided as agreed prior to the first occupation of the site and shall be retained thereafter.

Reason: to ensure that waste and recycling can be stored in adequate quantities and collected by the Council's refuse section or other contractors efficiently in the interests of sustainability, wider visual amenity and residential amenity. Policies SP1 & GP2.

18 Planting: The scheme of planting & planting specification hereby approved shall be carried out in its entirety by a date not later than the end of the next available full planting season following first occupation of the scheme hereby approved. Thereafter the approved planting scheme shall be maintained for a period of 5 years from the date of planting and any plants which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and maintenance of the planting during the 5 years establishment phase is to be confirmed by:

- a) A short report with photo evidence by a landscape consultant to be submitted to Newport City Council immediately following the completion of the planting scheme confirming the date of that completion and showing the site before and after planting and seeding has been undertaken, and to confirm that all planting accords with the approved documents e.g. plant species, plant size, planting operations etc; and
- b) A short report with photo evidence by a landscape consultant to be provided to Newport City Council on Years 2 and 5 of the five-year establishment period (dating from the submitted completion date, under part a) summarising any issues with planting or seeding, any replacement planting required and the timetable for that replacement planting to be undertaken.

For the purpose of this condition, a full planting season shall mean the period of October to March inclusive.

Reason: To secure the satisfactory implementation and maintenance of the planting 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.

19 Foul & Surface Water Drainage: The site shall not be occupied until such a time as the approved surface water and foul drainage has been installed as agreed. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To ensure the site is adequately drained and to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policies GP2 & GP7.

20 External Lighting: Prior to the occupation of the flats hereby permitted an Outdoor lighting strategy shall be submitted in writing to the LPA. The strategy shall minimise the need for outdoor lighting and shall demonstrate that there will be no unacceptable light spill to the sensitive riverbank environment. The strategy shall identify means to prevent unacceptable light spill from internal illumination from the building to the sensitive riverbank environment. Following the LPA's written agreement the lighting strategy shall be implemented fully as agreed prior to first occupation of any flat. No other external lighting shall be installed other than as agreed.

Reason: to protect bio-diversity interests in the river corridor, to ensure no excessive or nuisance lighting is installed and to ensure the site is sufficiently lit to protect amenity and wider public safety. Policies GP2, GP5 and GP7.

General conditions

21 Boundary Treatments: No boundary treatments (other than agreed planting) shall be installed on the site without the prior written agreement of the LPA.

Reason: the site is visually prominent and to maintain a high standard of visual amenity and design quality. Policies GP2 & GP6.

22 Unsuspected Contamination: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately.

23 Surface Water Drainage: No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

24 Timing of Piling: Driven/percussive piling shall not be carried out during the core adult Shad migration period (March to June inclusive) or the Lamprey spawning season (April to July inclusive). If piling operations are required during these times only Continuous Flight Auger (CFA) piling shall be utilised and then only between hightide plus one hour and low tide minus one hour (i.e. the falling tide).

Reason: to protect qualifying features of the River Usk SAC and in the interests of wider bio-diversity. Policies SP1, SP9 and GP5.

NOTE TO APPLICANT

01. This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.

02. The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

03. This decision relates to the following unconditioned plans & documents:

- Unnumbered Drawing - Site Sustainability Appraisal
- Drawing 1671 PL 02 - Site Analysis Plan
- Drawing 1671 PL 03 - Existing Site Plan / Survey
- Drawing 1671 PL 08 - Context Elevations
- Drawing 1671 PL 09 - 3D Images
- Drawing 1671 PL 14 - Massing Comparison

- Coverack Road Phase 2 - Drainage Strategy Report (December 2024)
- Tier 1 Geoenvironmental & Geotechnical Report (April 2025)
- Tier 2 Geoenvironmental & Geotechnical Report (April 2025)
- Geotechnical & Geo-environmental Site Investigation Report: Proposed Residential Development, Coverack Road Newport NP19 ODR (July 2018)
- Air Quality Assessment: Coverack Road Phase 2, Newport (April 2025)
- Coverack Road - Habitat Regulations Assessment P03 (April 2025)
- Environmental Noise Assessment Galliford's Yard - Phase 2 Newport (23.04.2025)
- Coverack Road - Preliminary Ecological Appraisal P03 (April 2025)
- Email 19.06.2025 (Flood Extents)
- Habitat Regulations Assessment P04 (June 2025)
- PAC Report
- Design & Access Statement
- Air Quality Assessment
- Geo-technical & Geo-Environmental SI Report (June 2018)
- Teir 2 Geoenvironmental & Geotechnical Report (April 2025)
- Tier 1 Geoenvironmental & Geotechnical Report (April 2025)
- Sustainability Assessment
- Travel Plan (April 2025)
- Transport Statement (April 2025)
- Green Infrastructure Statement
- Archaeological & Heritage Assessment (April 2025)
- Permeable Paving Design
- Drainage Strategy Report (December 2024)
- Flood Consequences Assessment (April 2025)
- Preliminary Ecological Appraisal (April 2025)
- Planning Statement (April 2025)

04. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

05. It is considered that the decision has been made in conformity with the Marine Policy Statement (2011) and in accordance with marine national planning policy contained within the Welsh National Marine Plan (2019) as demonstrated in the assessment of this proposal.

06. The following Policies of the adopted Newport Local Development Plan 2011-2026 were relevant to this decision: SP1, SP9, SP10, SP13, SP18, GP1, GP2, GP4, GP5, GP7, H2, H3, H4, T3, T4, T5, T7, CE1, CE2, CF2, CF4 and W3.

07. This permission is subject to the terms of a legal agreement made under Section 106 of the Town & Country Planning Act as amended, the terms of which must be complied with.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0333

Decision Date: 27th March 2026

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

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.
Purchase Notices
- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).