

Notice of Decision



L. Griffiths
Asbri Planning Ltd
Unit 9, Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: 19/0331

Application Type: Non-Material Amendment

Proposal: NON MATERIAL AMENDMENT TO PLANNING PERMISSION 18/0293 FOR DEVELOPMENT OF 195NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS FOR CHANGES TO WINDOWS, TO HOUSE TYPES K, L, C & D AND FLOOR LAYOUT CHANGES TO HOUSE TYPE C & D

Site/Location: Land To South Of Glan Usk Primary School, Herbert Road, Newport

Decision Date: 18-Jul-2019

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 02-Apr-2019. The application has been:-

Approved & Conditions

01 The development shall be implemented in accordance with the following plans and documents:

- Drawing 3073(04) 291 A - House Type K – Floor Plans, Ground Floor Plan
- Drawing 3073(04) 292 A - House Type K – Floor Plans, First Floor Plan
- Drawing 3073(04) 293 A - House Type K – Floor Plans, Second Floor Plan
- Drawing 3073(04) 231 B – House Type C&D Ground Floor Plan
- Drawing 3073(04) 232 C – House Type C&D, Floor Plans, First Floor Plan
- Drawing 3073(04) 331 F – House Type C&D Elevations
- Drawing 3073(04) 332 F – House Type C&D Elevations
- Drawing 3073(04) 333 F – House Type C&D Elevations
- Drawing 3073(04) 391 B – House Type K Elevations
- Drawing 3073(04) 392 B - House Type K Elevations
- Drawing 3073(04) 2200 A - House Type L1(Plots 1-36), Floor Plans, Ground + 1st Floor Plan
- Drawing 3073(04) 2201 A - House Type L1(Plots 1-36), Floor Plans, Second Floor Plan
- Drawing 3073(04) 2321 B - House Type L1(Plots 1-36) - Elevations
- Drawing 3073(04) 2322 B - House Type L1(Plots 1-36) - Elevations
- Email from Emma Harding 21 June 2019

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

NOTE TO APPLICANT

1. This decision must be read in conjunction with planning permission 18/0293 and the development shall 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.
2. 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.
3. This decision relates to the following unconditioned plans and documents:
 - Drawing 3073(04) 001 B – Site Location

- Asbri letter dated 01 April 2019 (Reference: 18.271)

4. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 & GP6 were relevant to the determination of this application.
5. Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.
6. House Type L is only amended in relation to Plots 1-36 and not anywhere else on the site.
7. This approval should be read in conjunction with that for 18/0293 since conditions and a legal agreement attached to that permission remain relevant and enforceable to the development in question.
8. Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.
9. The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

Signed on behalf of the Council

Newport City Council
Regeneration, Investment and Housing
Civic Centre
NEWPORT
South Wales
NP20 4UR



Keir Duffin
Head of Regeneration, Investment and Housing / Pennaeth Adfywio Buddsoddi a Thai
Cyngor Dinas Casnewydd / Newport City Council

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