

Newport City Council

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

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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	2	Suffix	
Property Name 			
Address Line 1 Viaduct Close			
Address Line 2 Bassaleg			
Town/city Newport			
Postcode NP10 8FT			

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

Easting (x) 327617	Northing (y) 187377
Description 	

Applicant Details

Name/Company

Title

Mr

First name

William

Surname

Harris

Company Name

Address

Address line 1

2 Viaduct Close

Address line 2

Bassaleg

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP10 8FT

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Davies

Company Name

Address

Address line 1

77 First Avenue

Address line 2

Trecenydd

Address line 3

Town/City

Caerphilly

Country

GB

Postcode

CF83 2SD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

CONVERSION OF EXISTING GARAGE INTO HOME OFFICE ACCOMODATION AND ASSOCIATED WORKS

Reference number

26/0176

Date of decision (date must be pre-application submission)

30/04/2026

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

This submission seeks approval and discharge of Condition 3 attached to planning permission ref. 26/0176 and relates to a proportionate Biodiversity Enhancement Scheme for the conversion of the existing garage to home office accommodation at 2 Viaduct Close, Bassaleg. The site is located within an established urban area and contains no habitats or ecological features of value, and the proposal will not result in habitat loss. In accordance with Policy GP5 of the Newport Local Development Plan, a species-level enhancement is proposed in the form of one bat ridge roost to be installed at a minimum height of 4 metres, facing east and benefiting from favourable solar gain. The location of the bat roost is shown on drawing 2-NP108FT-Proposed Elevations-Planning-102B, and the measure will be installed prior to first beneficial use of the development and retained thereafter.

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Simon Davies

Date

08/05/2026