

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

Suffix

Property Name

147 Flat Over

Address Line 1

Commercial Road

Address Line 2

Town/city

Newport

Postcode

NP20 2PJ

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

Easting (x)

331533

Northing (y)

187046

Description

Applicant Details

Name/Company

Title

Mr

First name

Jaskaranjeet

Surname

Nagra

Company Name

Nagra Homes Limited

Address

Address line 1

79 Somerset Road

Address line 2

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

Np19 7GB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

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

1. The development shall begin no later than five years from the date of this decision.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Site Location Plan
- Revised existing and proposed floor plans and elevations, jasnagra 124 HOUSE, dated 23-02-24
- Waste storage
- Cycle storage
- Flood Consequences Assessment, March 2024

Reason: For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Prior to occupation of the development a scheme for biodiversity enhancement shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained for the lifetime of the development. Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9.

Reference number

Application No: 24/0190

Appeal Ref: CAS-03845-W3W1Q9

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

14/02/2025

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

Condition number(s)

3. Prior to occupation of the development a scheme for biodiversity enhancement shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained for the lifetime of the development. Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9.

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

14/02/2025

Has the development been completed?

- ☐ 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

Proposal: Installation of a bird box to the rear elevation of the property.

Location: Mounted on the rear (south-facing) elevation, at least 3m above ground level and away from artificial lighting or obstructions.

Specification: Purpose-made timber box suitable for small cavity-nesting species.

Maintenance: The box will be retained and maintained for the lifetime of the development to support local biodiversity in line with Future Wales Policy 9.

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

Jaskaranjeet Nagra

Date

03/11/2025