

Delegated Decision Report

Application No:	26/0352	Statutory Expires:	Period	10 th August 2026
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Site:	<i>Plough House Druidstone Road Old St Mellons Cardiff CF3 6XD</i>			
Proposal:	<i>REPLACEMENT DWELLING IN THE COUNTRYSIDE COMPRISING A HIGH QUALITY, LOW CARBON HOME WITH ASSOCIATED LANDSCAPING</i>			
Applicant:	<i>Murphy</i>			
Type:	Full	Ward:	Tredegar Park And Marshfield	
Decision:	GRANTED WITH CONDITIONS			

1. BACKGROUND

- 1.1 Amended plans have been submitted during the course of the application at the request of the Case Officer to address concerns in relation to the design of the proposed replacement dwelling.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site consists of a large plot of land which currently contains a detached dwelling and a detached garage. The application site is accessed via a private lane off Druidstone Road, and the site includes a turning head to the east of the dwelling. The grounds are generally laid to lawn, with an area of soft landscaping in the site's north western corner. The site boundaries include mature hedges and trees.

- 2.2 The application site is located outside of the settlement boundary as defined by the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) (LDP) and within the open countryside. The LDP Proposals Map identifies the site as being located within the Green Wedge, whilst the site is not subject to any designations on the LDP Constraints Map.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Full planning permission is sought for a replacement dwelling. The new dwelling would be positioned in a location similar to the existing. The dwelling would be two storeys in height, incorporating a symmetrical appearance which would feature gables on either side of both the front and rear elevations. External materials proposed include local natural sandstone, interlocking concrete roof tiles, timber cladding, aluminium framed windows and doors and aluminium rainwater goods.
- 3.2 Accommodation within the dwelling would consist of an entrance hall, open plan kitchen, dining and living room, a family room, play room, plant room/store, utility room and W.C on the ground floor. There would be four en-suite bedrooms located at first floor level, with a further bedroom and study located within the roof space.
- 3.3 Three car parking spaces would be positioned to the east of the proposed dwelling and surface water would be disposed of via a sustainable drainage system, with foul water draining to a septic tank.
- 3.4 Access to the new dwelling would remain as existing, that being off the unadopted road to the south east of the application site, which connects to Druidstone Road. In addition, the general arrangement of the wider site would remain as existing, with the retention of the vehicular turning head in the eastern portion of the application site and the retention of much of the soft landscaping around the site's boundaries.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
14/0599	CONSTRUCTION OF PROPOSED GARAGE AND GARDEN STORE	Granted with Conditions	08.08.2014

5. PLANNING POLICY

5.1 The National Development Framework: Future Wales - the National Plan 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 Planning Policy Wales (12th Edition) 2024

5.3 Planning Policy Wales – Technical Advice Notes (TANs):

- TAN 5: Nature Conservation and Planning (September 2009)
- TAN 6: Planning for Sustainable Rural Communities (July 2010)
- TAN 12: Design (March 2016)

5.4 Newport Local Development Plan (2011-2026) (Adopted January 2015) (LDP):

- SP1 – Sustainability
- SP2 – Health
- SP5 – Countryside
- SP7 – Green Wedges
- SP9 – Conservation of the Natural, Historic and Built Environment
- GP1 – General Development Principles – Climate Change
- GP2 – General Development Principles – General Amenity
- GP4 – General Development Principles – Highways and Accessibility
- GP5 – General Development Principles – Natural Environment
- GP6 – Quality of Design
- GP7 – Environment Protection and Public Health
- CE3 – Environmental Spaces and Corridors
- H2 – Housing Standards
- H12 – Replacement Dwellings in the Countryside
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.5 Supplementary Planning Guidance:

- Wildlife and Development
- New Dwellings
- Waste Storage and Collection
- Parking Standards
- Trees, Woodlands, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

No objection subject to conditions.

Cycle parking and electric vehicle charging are proposed but not detailed, so should be secured by way of condition. There are no objections, subject to the following conditions.

Suggested Conditions:

- Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building

works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

- A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

6.2 Drainage: No response received.

6.3 SAB: A SAB application will likely be required due to the scale of the works.

6.4 Environmental Health Officer:

I have no objections to the proposals; however the following condition should be attached to any permission granted due to the possibilities of noise/dust being generated and could trigger statutory nuisance complaints:

- Construction Environmental Management Plan
No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
 - Procedures for maintaining good public relations including complaint management, public consultation and liaison.
 - Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team.
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours.
 - Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.
 - Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus.

Reason: To protect the amenities of occupiers of other premises in the vicinity.

6.5 Senior Scientific Officer:

In terms of air quality, I have no comments in respect of the below planning application. In terms of contaminated land in respect of the below application, it is unclear whether any earthworks will occur as part of the application. If these works are expected I recommend the following planning condition be applied:

- Unforeseen land contamination: Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority (LPA) as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the LPA, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the LPA.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

- 6.6 Landscape Officer:
No objection. The submitted landscape details are comprehensive and acceptable.
- 6.7 Ecology Officer: We should ask for a Bat Mitigation Method Statement by planning condition.
- 6.8 Tree Officer: No response received.
- 6.9 Waste Officer: No response received.
- 6.10 Natural Resources Wales:
We have no objection to the proposed development as submitted and provide the following advice.

European Protected Species (EPS)

We note that the information submitted in support of the above application (Bat Survey by Ecological Services Ltd, November 2025, Version 2.0) has identified that bats are present at the application site.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning).

Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”. 2 of 2

We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor.

We advise that the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Other matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

- 6.11 Dwr Cymru Welsh Water:

7. PUBLIC REPRESENTATIONS

- 7.1 NEIGHBOURS: The application was advertised by Site Notice and immediate neighbours were notified of the proposal by letter. No responses were received.
- 7.2 MICHAELSTONE COMMUNITY COUNCIL: No response received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 Whilst development in the countryside is strictly controlled, in this case the proposal would not result in a net increase in the number of dwellings on site. As such, there is no conflict

with national planning policy. Policy H12 of the LDP allows for the replacement of existing dwellings within the open countryside. As a starting point, the general principle of the proposal is therefore considered acceptable, subject to the material considerations below.

8.2 The Green Wedge:

8.2.1 The application site is located within the Green Wedge. The prime purpose of the Green Wedge is to prevent coalescence between urban areas and maintain the openness of land. Paragraph 2.29 of SP7 Green Wedges states '*Any application to increase the size of a dwelling by more than 30% is likely to have a negative impact on the openness of the green wedge and will not be approved.*'

8.2.2 The current application would amount for a volume increase that would convincingly exceed 30%. Notwithstanding the above policy, this is not necessarily a standalone reason to refuse the proposal. Consideration must be given to whether or not the increase in volume would result in material harm, and if harm is found to arise, whether or not this harm could be mitigated by through good design and landscaping of the site. This will be explored in more detail below.

8.3 Design, Appearance and Visual Impact on the Countryside:

8.3.1 In addition to Policy SP7, Policy H12 states that replacement dwellings outside of the settlement boundary should not be more than 30% larger than the original dwelling, although it is accepted that a larger increase may be permissible where it can be demonstrated that the proposal would not have an adverse impact upon the character and appearance of the area.

8.3.2 The LDP states that Policy H12 '*is designed to allow the updating of residential accommodation, particularly where this is now seen to be substandard, but only in the context of allowing a modest increase in its size, not to allow a much larger dwelling that would be on a different scale to the original. If such a proposal is made, it will be treated as if it were a new dwelling in the countryside. In either case, the requirements of any other relevant Policies of the Plan will of course also need to be met. While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.*'

8.3.3 It is noted that the proposed dwelling would be set back from Druidstone Road to the south, however it would still form a visible feature from this road, with the landscape being fairly flat and offering little in the way of natural screening features. The proposal would be taller than the existing dwelling, however its footprint would be reduced when compared to the dwelling already in situ. The existing dwelling is of no particular design merit and does not respond particularly well to the local character and context. The proposed dwelling is considered to be more traditional in form, with its scale and massing relative to the plot in which it would be sited. Furthermore, the proposed materials are considered acceptable in general, however it is considered necessary to request samples by way of condition to ensure their suitability.

8.3.4 It is noted that the existing dwelling will need to be demolished prior to the construction of the proposal due to the siting of both dwellings; there is therefore no requirement to secure its demolition via condition. It is considered necessary to remove permitted development rights from the property to prevent any additional hardstanding forward of the principal elevation and to avoid the proliferation of additional buildings and extensions within the site, which may result in harm to the character and appearance of the countryside and to the openness of the Green Wedge. In addition, a condition to remove any solar panels when their use ceases should also be included in the interests of visual amenity.

8.3.5 Overall, when compared to the existing dwelling on the site, it is considered that the proposal would represent a visual improvement, that would successfully integrate into the rural landscape. Furthermore, it is noted that the design incorporates low carbon features and additional soft landscaping and tree planting which is welcomed.

8.4 Biodiversity:

8.4.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and

green infrastructure assets must be demonstrated. Planning Policy Wales (Edition 12) (PPW) reiterates that biodiversity must be maintained and enhanced to enable resilient ecological networks to be built and deliver net benefits for biodiversity. Policy GP5 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity.

- 8.4.2 Furthermore, PPW indicates that a step-wise approach must be taken to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for.
- 8.4.3 The application is accompanied by a Green Infrastructure Statement (GIS) which indicates the step-wise approach has been adopted to inform the development. The GIS indicates that the proposal would retain all existing boundary trees, hedgerows and significant vegetation to avoid the loss of biodiversity features. Furthermore, the siting of the dwelling has been carefully considered to avoid encroachment into root protection areas and to minimise disturbance to existing vegetation. In terms of enhancement, the proposal introduces a range of features, including new native mixed hedgerow planting, additional native tree planting, new species-rich grassland and wildflower areas, new pollinator-friendly planting around the dwelling, new integrated bat roosting features within the roof structure and new bird nesting boxes incorporated within the external fabric of the building. When taken together, it is considered that the biodiversity enhancement features proposed are proportionate to the development and the proposal would satisfy both local and national planning policies, in so far as they relate to biodiversity interests. A condition will be added to any grant of approval to secure the biodiversity enhancement measures.
- 8.4.4 In addition to the GIS, a Bat Survey Report has also been carried out to identify any evidence of use by roosting bats within the existing dwelling. The Bat Survey concludes that the existing dwelling is a confirmed bat roost and so work that could affect the bat roost is not permitted by law, without the permission from Natural Resources Wales, including any works to the roof. Direct illumination of the building is also not permitted, as this could constitute disturbance.
- 8.4.5 NRW have been consulted on the proposal, as has the Council's Ecology Officer. NRW have concluded that the development is not likely to be detrimental to the maintenance of the population of the species concerned, however they have advised that the proposal should be discussed with the Council's Ecology Officer with regard to the need to secure any avoidance or mitigation measures. The Council's Ecology Officer has advised that a Bat Mitigation Method Statement should be secured by way of condition; this is considered acceptable.
- 8.4.6 In addition to the above, the proposal has been considered against the derogation tests as set by the habitat regulations and the Local Planning Authority are satisfied that an EPS Licence would likely be granted by NRW. The derogation tests are:
1. There are no feasible alternative solutions that would be less damaging or avoid damage to the site.
 2. The proposal needs to be carried out for imperative reasons of overriding public interest.
 3. The necessary compensatory measures can be secured.

Taking the tests in turn, the submission indicates that the existing dwelling is dated and falls well below modern expectations in terms of energy efficiency, needing significant intervention to achieve current desirable standards. The new dwelling would be sited in a similar location to the existing, thereby limiting impacts on the wider site. As such, the replacement of the dwelling is regarded as justified and it is considered that Test 1 is satisfied.

In terms of Test 2, the proposal would provide excellent quality accommodation that would be a significant improvement when compared to the existing dwelling. In addition, the dwelling would be significantly more energy efficient than the existing and incorporates renewable forms of energy, therefore reducing the carbon footprint of the site. Furthermore, the proposal would improve biodiversity within the wider site through several proposed biodiversity enhancements. Finally, the dwelling would respond more positively to the special

character of the countryside, therefore improving the appearance of the site and immediate area. As such, test 2 is satisfied.

In terms of test 3, it is considered that necessary compensatory measures can be secured and an EPS licence is likely to be granted by NRW given the demolition and future development being considered represents a low risk case with regard to bats. It is considered that this test has been met.

- 8.4.7 Based on the above, it is considered that that subject to the conditions described above, the proposal would be in accordance with both local and national planning policy in so far as they relate to biodiversity interests.

8.5 Residential Amenity:

- 8.5.1 It is considered the scheme would offer a high level of residential amenity for future occupiers owing to its size and internal layout, as well as more than adequate usable and private outdoor amenity space.

- 8.5.2 In terms of impact on neighbouring amenity, it is considered that the replacement dwelling would be sited an adequate distance away from surrounding dwellings to ensure their residential amenity would be adequately preserved.

- 8.5.3 There may be some disturbance to the local area during the demolition and construction phase of the development and it is noted that there are some residential properties nearby, including those that share the unadopted access road off Druidstone Road. The Council's Environmental Health Officer has recommended that a condition requiring the submission of a Construction Environmental Management Plan (CEMP) be included in order to protect local amenity and this is considered appropriate.

8.6 Access, Car Parking and Highway Safety:

- 8.6.1 The replacement dwelling would benefit from the use of the existing access and egress into and out of the site. Cars would enter and exit the site in a forward gear, with the plot including a large turning head, which is existing, and there is more than adequate room within the confines of the site to turn.

- 8.6.2 The Site Layout Plan shows three dedicated car parking spaces. These spaces can be secured by way of condition. The Local Highways Authority have noted that cycle parking and electric vehicle charging (EVC) are proposed but not detailed and so should be secured by way of condition. Given the nature of the development being one residential property it is not considered reasonable or necessary to request details of EVC. It is noted that it is the Applicant's intention to install an EVC point within the site, and there is ample room to do so. In terms of cycle parking, the site has adequate capacity, but it is not considered necessary to secure details by way of condition as per the request of the Local Highways Authority.

- 8.6.3 Overall, the proposal is considered to have an acceptable impact upon highway safety.

8.7 Drainage:

- 8.7.1 The application details that that the development proposes to dispose of surface water via a sustainable drainage system. It is considered that the scheme will require SAB approval given the construction area of development is in excess of 100sqm. This is a separate process, but from a layout perspective there appears no reason to suggest this would not be achievable and there is no reason to withhold planning permission in this regard.

- 8.7.2 With regard to foul water, this is proposed to connect to an existing septic tank, as per the current dwelling. There is legislation with regard to disposing of foul water via a septic tank and the Applicant would be responsible for any legal obligations surrounding this, on a separate basis to the planning system. Whilst NRW have been consulted on the proposal, they have not made comment on this aspect of the scheme. The application has been considered against the requirements of Circular 008/2018, and in particular against the requirements of Paragraph 2.6. The dwelling would utilise the existing foul drainage system and so would not result in a material change to foul drainage arrangements. The proposal is considered acceptable in this regard.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The application is considered to comply with the relevant policies of the Local Development Plan. As such, it is considered that the proposal should be granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

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

Site Location Plan

SD1118-20E Proposed Ground Floor Plan & Front Elevation

SD1118-21E Proposed First Floor Plan & Side (North East) Elevation

SD1118-22E Proposed Attic Plan & Rear Elevation

SD1118-23E Proposed Side (South East) Elevation & Section AA

SD1118-24C Proposed Roof Plan

SD1118-25C Proposed Site Layout
SD1118-26B Site Sections
Soft Landscape Plan 261128 01A
Soft Landscape Planting and Maintenance Schedule v2
Green Infrastructure Statement

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

- (02) Notwithstanding the provisions of Schedule 2, Part 1, Class A, B, C, D, E or F of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking or re-enacting that order with or without modification), no development shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place in order to protect the character and appearance of the countryside and the openness of the Green Wedge, in accordance with Policies SP7 and H12 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- (03) Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking or re-enacting that order with or without modification), no means of enclosure shall be erected on site without the prior written consent of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place in order to protect the character and appearance of the countryside and the openness of the Green Wedge, in accordance with Policies SP7 and H12 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- (04) In the event of the Solar Photovoltaic Panels failing to produce electricity for a continuous period of six months, then they will be deemed to have ceased to be required, and the Solar Photovoltaic Panels and their ancillary equipment shall be dismantled and removed from the site within six months of the deemed cessation date and the roof shall be made good.

Reason: In the interests of visual amenity and to protect the character of the countryside in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- (05) A minimum of 3 no. car parking spaces as shown on the approved plans shall be provided within the curtilage of the site and be permanently retained for the parking of motor vehicles associated with the use of the dwellinghouse at all times.

Reason: To ensure adequate car parking provision is available at the site, in accordance with Policy GP4 of the Newport Local Development Plan.

- (06) Notwithstanding the approved details, all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing landscape features.

- (07) The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- (08) No development shall take place, including any demolition and any works of site clearance, until a Bat Mitigation Method Statement, which shall include timing of works,

and the location, design and timing of any alternative roosts to be provided, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- (09) No development shall take place until a site-specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours.
- Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus.

Reason: To protect the amenities of occupiers of other premises in the vicinity.

- (10) Prior to the construction of the dwelling hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Reason: To ensure that the dwelling is finished in acceptable materials in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

- 1) The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP9, GP1, GP2, GP4, GP5, GP6, GP7, CE3, H2, H12, T4 and W3 were relevant to the determination of this application.
- 2) The Wildlife and Development, New Dwellings, Waste Storage and Collection, Parking Standards and Trees, Woodlands, Hedgerows and Development Sites Supplementary Planning Guidance was relevant to the determination of this application.
- 3) Due to the minor nature of the proposed development (including any demolition) and having regard to the location of the site in relation to sensitive areas, it is considered that the proposals would not have the potential for environmental effects and so did not need to be screened under the Environmental Impact Assessment Regulations.
- 4) **Warning: An European Protected Species (EPS) Licence is required for this development.**

This notice does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european>