

Notice of Decision



D Young
Building Design Services
24 Cambria Close
Caerleon
Newport
NP18 1LF

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0308**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 16/0181 VARIATION OF CONDITIONS 01 (APPROVED PLAN AND DOCUMENT LIST), 02 (IMPLEMENTATION OF REPTILE MITIGATION STRATEGY), 03 (REPTILE MITIGATION STRATEGY) AND 18 (SITE CLEARANCE) OF PLANNING PERMISSION 15/0344 FOR A RESIDENTIAL DEVELOPMENT COMPRISING 4NO. DETACHED HOUSES TOGETHER WITH ACCESS, LANDSCAPING AND ANCILLARY WORK (RESUBMISSION OF PLANNING APPLICATION 14/1235). AMENDMENTS RELATE TO PLOT 4 ONLY AND INCLUDE RAISING OF GARAGE ROOF TO PROVIDE ANCILLARY ACCOMMODATION, CHANGES TO FENESTRATION INCLUDING ADDITIONAL OPENINGS AND INTERNAL LAYOUT CHANGES**

Site/Location: **Land Adjacent To South And East Of 136 , Trinity View, Caerleon, Newport, NP18 3SW**

Decision Date: **12th June 2025**

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 23rd April 2025. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

1. The development shall be implemented in accordance with the following plans and documents: GVA/SLP/01, 2039-1-NPA-23D, 2039-1-NPA-03E, 2039-1-NPA-26B, 2039-1-NPA-25B, 2039-1-NPA-24A, 2039-A-NPA-02, 2039-1-NPA-27C, 2039-1-NPA-04, 2039-1-NPA-05, 2039-1-NPA-06, 2039-1-NPA-07, 2039-1-NPA-04, 2039-1-NPA-05, 2039-1-NPA-06, 2039-1-NPA-07, 2039-1-NPA-08, 2039-1-NPA-09, 2039-1-NPA-10, 2039-1-NPA-11, 2039-1-NPA-12, 2039-1-NPA-16, 2039-1-NPA-17, 2039-1-NPA-2, Tree Protection and Works Statement 1st April 2015, Arboricultural Implications Assessment dated 6th November 2014, Reptile Mitigation Strategy December 2015, Reptile Survey Report December 2014, Extended Phase 1 Habitat Survey October 2012, Design and Access Statement, Schedule for Tree Protection, Tree Work Specification and Method Statement - Revision A (Cardiff Treescapes - 1st April 2015), Tree Protection Plan - Revision D (Cardiff Treescapes - April 2015), 4.16B, 4.15.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Pre-Occupation
Prior to the first occupation of Plot 4 hereby approved, biodiversity enhancement shall be implemented in accordance with the approved details. Thereafter the biodiversity enhancements shall be permanently retained.
Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

3. General conditions
The access, parking provision and general arrangement shall be carried out strictly in accordance with the details shown on the approved plans before the dwellings hereby permitted are first occupied and then maintained in such a state thereafter. For clarity no additional access points may be created on to Trinity View other than that shown in the approved drawings.
Reason: In the interests of highway safety.
4. The garages hereby permitted shall only be used for the parking of private motor vehicles and for no other purpose, including any other purpose incidental to the enjoyment of the dwelling houses.
Reason: To ensure that adequate on-site parking is retained in the interest of highway safety and residential amenity.
5. The surface of the driveways / private drive / shared access to serve the dwellings hereby approved shall be hard paved and shall be maintained in that state in perpetuity.
Reason: In the interests of highway safety.
6. The additional openings shown on the eastern and western side elevations of Plot 4 as hereby approved shall be obscure glazed at the time of installation and shall remain thus in perpetuity.
Reason: In the interests of neighbouring amenity in accordance with Policy GP2 of the NLDP.

NOTE TO APPLICANT

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.

1. This decision relates to plan Nos: 03, 4.16B, 4.15.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP5, GP6, H2, H3, T4, H4 and W3 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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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).