

Newport City Council

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

01633 656656
planning@newport.gov.uk
www.newport.gov.uk



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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Giles

Surname

Armstrong

Company Name

Address

Address line 1

633 Chepstow Road

Address line 2

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP19 9BN

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

New vehicular access off Chepstow Road and associated off road parking area to front of property (part retrospective)

Reference number

24/0727

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

13/02/2025

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

Condition number(s)

2

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

As part of the Notice of Decision, Condition 2 requires the submission and approval of a biodiversity enhancement scheme prior to the commencement of any further development. Accordingly, a biodiversity enhancement scheme has been produced.

The report outlining the biodiversity enhancement scheme as it pertains to planning permission 24/0727 is a 14 page PDF.

Pages 1-4 are a written report, designed in accordance with Policy GP5 of the Newport Local Development Plan and the principles outlined in the Newport City Council "Guidance note: biodiversity enhancements" (provided upon request in the form of a PDF) as they pertain to this very small scale development.

These pages cover the following:

- Biodiversity Enhancement Scheme Details
 - Planting Scheme
- Species-Specific Measures
 - Hedgehogs
 - Birds and Bats
- Sustainable Drainage (SuDS)
- Invasive Non-Native Species (INNS)
- Implementation and Management Plan
 - Implementation Timetable
 - Lifetime Maintenance and Management

Note: As the application is part-retrospective, the enhancement measures detailed in this report have already been implemented.

The remaining 10 pages of the PDF include:

- A detailed area plan of the development, drawn to a recognised scale.
- Specification of the locations of all planters and planted areas.
- Photographs of all plants mentioned in this report in situ, excluding any specified to have been "planted as bulbs" and as such are yet to bloom.

This report provides the necessary details of these enhancements, supported by site plans and photographic evidence submitted alongside this document.

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

Giles Armstrong

Date

22/07/2025