

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

Crescent House

Address Line 1

College Crescent

Address Line 2

Caerleon

Town/city

Newport

Postcode

NP18 3NS

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

Easting (x)

333569

Northing (y)

190985

Description

Applicant Details

Name/Company

Title

Mr

First name

Charlie

Surname

Hulme

Company Name

BDWR South Wales

Address

Address line 1

Copse Walk

Address line 2

Cardiff Gate Business Park

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF23 8RH

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant 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

S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) (INSOFAR AS THEY RELATE TO PLOTS 91-111 ONLY) OF 23/0682 S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1212 PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO PLOTS 91 to 111 AND THEIR ASSOCIATED LANDSCAPING AND ENGINEERING ONLY (25/0294) (Planning Portal Ref: PP – 14577883)

Reference number

(25/0294) (Planning Portal Ref: PP – 14577883)

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

22/09/2025

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

Condition number(s)

Condition 6 - Arboricultural Implication Assessment and Arboricultural Method Statement

Has the development already started?

- ☒ Yes
- ☐ No

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

09/02/2021

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

We are seeking to re-discharge condition 6 via submission of an updated Tree Protection/Retention Plan to show the reclassification of T104 and recommendation for removal.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A - communication via email

Date (must be pre-application submission)

20/05/2026

Details of the pre-application advice received

The below was received from Richard Baron in relation to the application:

'I have had a discussion with the Planning regarding this, in principle the tree can be removed as a safety issue.

However, it will require Redrow to apply to alter the discharge of conditions (I believe this may be able to be done retrospectively in health and safty based cases), this will require an updated arb impact assessment showing the removal of the tree and the location of the replacement trees at a rate of 3 for 1. These should be trees of broadly equivalent size and as preposed in your email on the 17th "recommend provision for three replacement extra heavy standard Lime (Tilia × euchlora) trees" would be acceptable.'

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

Charlie Hulme

Date

29/05/2026