

# Notice of Decision



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Cardiff Gate Business Park  
Cardiff  
CF23 8RS

## SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0066**

Application Type: **Non-Material Amendment**

Proposal: **NMA APPLICATION TO VARY CONDITIONS 5 (PARKING, TURNING AND SERVICING AREAS) AND 8 (ECOLOGICAL ENHANCEMENT AND HABITAT MANAGEMENT PLAN) OF 22/0919 DEMOLITION OF 1 - 23 OAK ROAD AND REDEVELOPMENT TO PROVIDE 43 RESIDENTIAL HOMES COMPRISING 5 HOUSES AND 9 FLATS ON THE NORTH SITE AND 29 FLATS ON THE SOUTH SITE ALONGSIDE LANDSCAPING, ACCESS, PARKING AND ASSOCIATED WORKS**

Site/Location: **Land At North And South Site St John's, Oak Road, Rogerstone, Newport, South Wales**

Decision Date: **20th March 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 21st February 2025. The application has been:-

### Approved & Conditions

1. Notwithstanding the submitted plans, prior to any development, except for on the southern phase as defined by plan AB001, full details of parking, HGV turning and servicing areas (including full details of the turning head to the rear of House H3) shall be submitted to and approved in writing by the Local Planning Authority. The areas identified shall be, surfaced, drained, permanently marked out/demarcated and implemented prior to first occupation of the premises and retained for parking/servicing purposes thereafter. For the avoidance of doubt the proposed turning head adjacent to units H2/H3 within highway is included, as an integral component of the servicing strategy.  
Reason: To ensure that adequate on-site provision is made for traffic generated by the use of the premises, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and that hard-surfaced areas are satisfactory in appearance.
2. Prior to any above ground building construction, an ecological enhancement and habitat management plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall accord with the recommendations of the Green Infrastructure Statement and shall include:  
Locations and specifications of bird boxes and bat boxes.  
Frequency of management.  
Who will be responsible for the management.  
The enhancement measures shall be fully implemented prior to beneficial occupation of any dwelling and managed in accordance with the approved details.  
Reason: In the interests of ecology.

NOTE TO APPLICANT

This decision must be read in conjunction with planning permission XXXX and 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.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP13, GP2, GP4, GP5, GP6, H3, H4, T4 and W3 were relevant to the determination of this application.
2. As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

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Signed on behalf of the Council



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

**Tracey Brooks Bsc Hons Dip TP MRTPI ILM**  
**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](http://gov.wales)) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email [PEDW.Casework@gov.wales](mailto: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).