

## Cooke, Jacob (Senior Planning Officer)

---

**From:** Arnall, Guy  
**Sent:** 31 October 2025 09:17  
**To:** Cooke, Jacob (Senior Planning Officer)  
**Subject:** RE: Planning Consultation Request for case ref: 25/0907 (Tredegar Park Lodge Cardiff Road Newport South Wales NP10 8TF) (DOC)

Hi Jacob

Re: PARTIAL DISCHARGE OF CONDITION 2 (CYCLE PARKING), CONDITION 6 (LANDSCAPING) AND CONDITION 6 (MATERIALS) OF 25/0145 FOR THE ALTERATION AND EXTENSION OF EXISTING BUILDINGS TO PROVIDE A CAFE, OFFICES, STORE AND PLANT ROOMS, TOGETHER WITH ASSOCIATED LANDSCAPE ALTERATIONS AND OUTDOOR SEATING AREA

### *CONDITION 02*

*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 in accordance with Policy T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).*

As part of approval 25/0145, cycle parking is approved to the north-eastern corner of the proposed café extension (see Drawing 4121\_GA\_015\_Proposed Ground Floor Plan). The proposed Sheffield Cycle Stands are uncovered, and small in scale. I have no issue with the proposed in terms of visual impact upon the Grade II\* Registered Park and Garden.

### *CONDITION 05*

*Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required for a scheme of hard and soft landscaping for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme, and the approved tree planting plans as set out in Condition 01, shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.*

*REASON: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.*

I shall leave this to our Tree Officer.

### *CONDITION 06*

*No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces (including doors, windows, tiles, rainwater goods and external elevations) have been submitted to and approved in writing by the Local Planning Authority along with an accompanying repairs statement. The development shall then be carried out using the approved materials.*

*Reason: To ensure that the development is completed in a manner compatible with its surroundings.*

No detailed information has been supplied, including that specifically requested for doors, windows, tiles, rainwater goods, and external elevations. This condition cannot be discharged.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer  
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>  
Sent: 27 October 2025 14:28  
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>  
Subject: Planning Consultation Request for case ref: 25/0907

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0907

Address: Tredegar Park Lodge Cardiff Road Newport South Wales NP10 8TF

Proposal: PARTIAL DISCHARGE OF CONDITION 2 (CYCLE PARKING), CONDITION 6 (LANDSCAPING) AND CONDITION 6 (MATERIALS) OF 25/0145 FOR THE ALTERATION AND EXTENSION OF EXISTING BUILDINGS TO PROVIDE A CAFE, OFFICES, STORE AND PLANT ROOMS, TOGETHER WITH ASSOCIATED LANDSCAPE ALTERATIONS AND OUTDOOR SEATING AREA

submitted on 20 October 2025.

View details of 25/0907 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0907&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C70890bde904142bf76df08de15651575%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638971721197254273%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWVpbiIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Hvwi0Hk8THqZyCNguvfH2HaPbdPXmB0MfBe13QAWv%2BQ%3D&reserved=0>

Your sincerely  
Development Management