
Dated 25/04/25

RE: 23/1150/FUL | Pre-commencement planning condition discharge 1,2,6,7

Dear Newport City Council Planning Dept.

We write in reference to the above planning permission and our acknowledgement / approach to managing the pre-commencement planning restrictions. Please find herein a snapshot of conditions with our relevant response.

Should there be any questions, please do not hesitate to get in touch with us directly, as the managing agent on behalf of the applicant.

Regards.

Craig Davies
CEO & Founder

MGroup of Companies



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Condition 1 Detail

Approved Documents

The development shall be implemented in accordance with the following plans and documents: Drawing No. 004 - Proposed Site Plan Rev D; Drawing No. 005 - Proposed Plans; Drawing No. 006 - Proposed Elevations; Arboricultural Impact Assessment/Method Statement (Tree Check - Dated 14/05/2024).

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Response

MAINTY Group LTD confirm that they shall carry out work(s) as specifically detailed in / on the above plans.

Condition 2 Detail

Scheme of Foul Drainage

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul or surface waters shall be allowed to connect directly or indirectly with the public sewerage system.

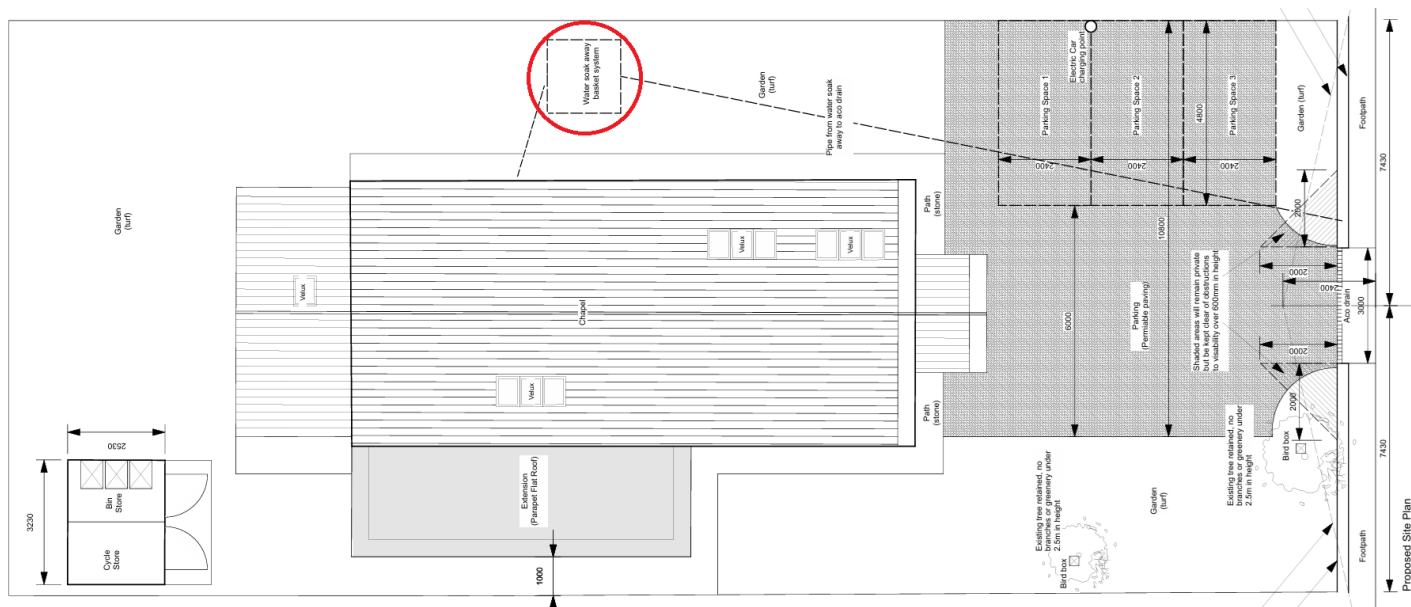
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy GP3 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Response

MAINTY Group LTD confirm the following:

Existing WC lines will be retained and utilised for the purpose of Foul Waste from bathroom and kitchen only (as per the existing setup at the location)

All Rain Water and Ground Water will be channeled by ACO and land drains to a soakaway basket system, as identified on submitted and approved plans (below circled RED for reference).



Condition 6 Detail

Front Boundary Details

Prior to the commencement of development, final elevation details (including materials) of the proposed front boundary enclosure measuring a maximum height of 600mm shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary enclosure shall be constructed in accordance with the approved details prior to the first use of the dwelling hereby approved and retained in that state thereafter.

Reason: In the interest of visual amenity and preserving the character and appearance of the street scape in accordance with Policy GP2(ii) and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Response

MAINTY Group LTD propose that the leading elevation wall to be constructed from 7N Dense Block, and rendered with lime mortar to match the existing church elevation, and painted in Glacier White Sandtex External Paint. See images below:

- 1/ Detail of 600mm dwarf wall location, marked in RED
- 2/ Proposed design example of dwarf wall

Image 1

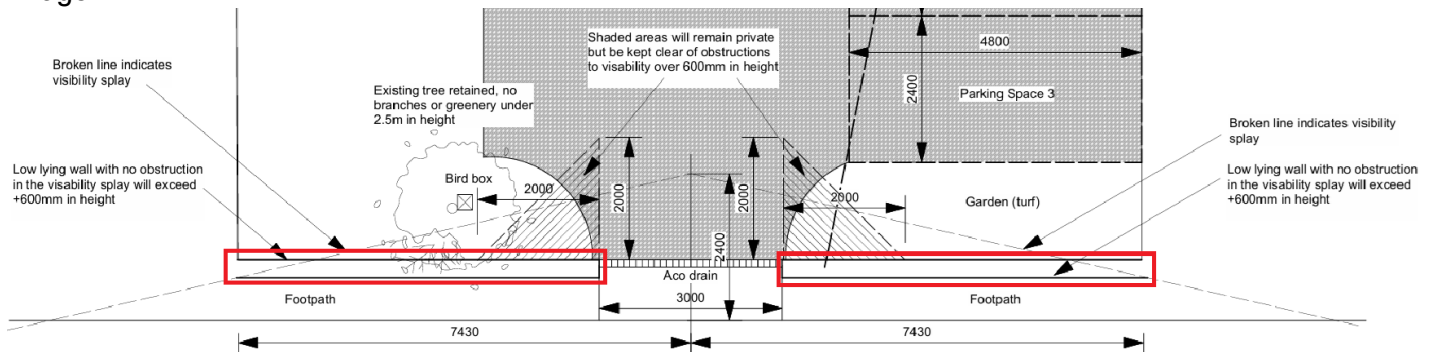


Image 2



Condition 7 Detail

Window Detail

Notwithstanding the submitted information details of revised fenestration in the eastern elevation of the extension hereby approved that more closely match the fenestration in the existing eastern elevation of the building shall be submitted to the Council in writing. Following the Council's written agreement the revised fenestration shall be installed as agreed upon construction of the extension. Reason: to ensure good design in the principal façade of the building. Policy GP6.

Response

MAINTY Group LTD propose the following detail relating to the condition above;

- All windows and doors at the eastern elevation to be replaced with Rosewood Double Glazed UPVC achieving PART L of thermal regulations and PART Q security.
- See below a render of what the Front Doors will look like, again retaining the Rosewood coloring and adding panes of glass on the top half of the doors.

Image 1 - Render of Front Doors

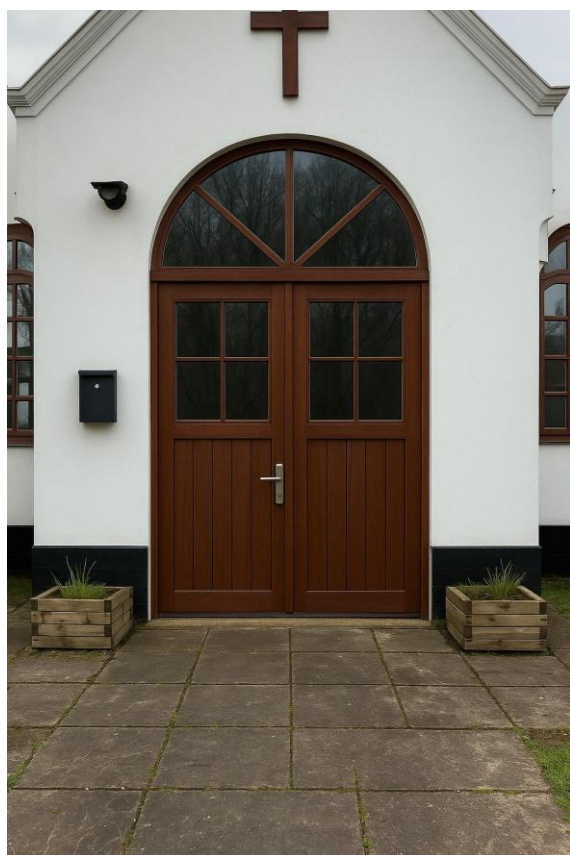


Image 2 - Detail Showing Window Design & Placement on Eastern Elevation

Side Extension to match
existing building, rendered walls,
brick lower course

