

Notice of Decision



G James
IAGO Cymru Ltd
Troed y Bryn
Llanarthne
Carmarthen
Carmarthenshire
SA32 8JE

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0486**
Application Type: **Full**
Proposal: **PROPOSED LIVESTOCK BUILDING**
Site/Location: **Church Farm , Wilcrick Lane, Magor, Newport, NP26 3DA**
Decision Date: **18th September 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 18th June 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

- 1. Approved Plans & Documents**
The development shall be implemented in accordance with the following plans and documents: Drawing No. PA/03B - Site Location and Block Plan; Drawing No. PA05 - Sketch Design Drawing of Proposed Agricultural Unit; Green Infrastructure Statement
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
- 2. Pre- commencement conditions**
Slab Level Details
Prior to the commencement of development, details of the final slab level (to include proposed section details) shall be submitted to and approved in writing by the Local Planning Authority. The proposal shall be undertaken in full accordance with the approved details and retained thereafter.
Reason: In the interest of preserving visual amenity and the character of the surrounding countryside in accordance with Policy SP5 and GP2 of the NLDP 2011-2026 (adopted January 2015).

3. Soft Landscape Plan

Prior to the commencement of development, a scheme of planting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of planting shall then be carried out in its entirety by a date not later than the end of the full planting season following substantial completion of the building. Thereafter the planting scheme shall be maintained for a period of 5 years from the date of its implementation and any plants which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the implementation of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and

b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for years 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purpose of this condition, the planting season shall mean the period of October to March inclusive.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of visual amenity, preserving the character and appearance of the countryside and biodiversity enhancement having regard to policies SP5, GP2 and GP5 of the adopted Newport Local Development Plan 2011-2026 (adopted January 2015).

4. Pre -occupation conditions

Biodiversity Enhancement

Prior to the first use of the development hereby approved, the 2no. bat boxes and 2no. bird boxes shown on the approved plans shall be provided and retained thereafter.

Reason: To safeguard the developments contribution to ecological enhancement in accordance with Policy 9 of Future Wales, Chapter 6 of Planning Policy Wales Edition 12 and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

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.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

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. This decision relates to plan Nos: Design and Access Statement.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP5, SP9, GP2, GP4, GP5, GP6, GP7 and M1 were relevant to the determination of this application.

3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

Signed on behalf of the Council



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

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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) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email 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).