



Planning Condition 2:
 Due to the commencement of development full details of bird habitat mitigation and enhancement shall be submitted to and approved in writing by the local planning authority. This shall include full details of the location and species of trees and shrubs, the location of nesting boxes/nests/cups and the timing of their inclusion. The details shall then be implemented as approved and shall be retained in perpetuity.
 Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 10, and in accordance with Policy GPs of the NLPD 2011-2026 (adopted January 2015) and the Environment (Wales) Act 2016.
 This Site Plan along with product specification indicate the location/position and type of bird box to be used to satisfy the required ecological net benefit. As such, we trust this will satisfy the requirements of Planning Condition 2 and allow this Condition to be formally discharged.

Planning Condition 4: No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –

- (a) Supervision and monitoring of the approved Tree Protection Plan; and
- (b) Once the barrier fencing is erected, the approved Arboricultural Consultant must inspect and "sign off" in writing and submit a copy of this to the Local Planning Authority stating that the protective fencing in the correct location and is fit for purpose- this will be the first watching brief .
- (c) Supervision of the alteration or temporary removal of any Barrier Fencing.
- (d) Oversea working within any Root Protection Area eg any re profiling/grading of existing levels, construction of car parking bays, and landscaping operations.
- (e) Reporting to the Local Planning Authority and providing a revised Arboricultural Method Statement if operations on site dictate;
- (f) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Councils Tree Officer.

Reason: To protect important landscape features within the site. Julian Wilkes of Treescene has been appointed to supervise, oversee and monitor the development as required by the above planning condition. Julian is a qualified Arboriculturalist, and moreover, brings continuity to the project given that he was involved in the proposals previously, up to and including RIBA Stage 3 Planning. As such, we trust this will satisfy the requirements of Planning Condition 4, and allow the funding to be formally discharged.

Note: Details of Julian's appointment and qualifications will be provided on request.

Planting Condition 6:
Prior to the commencement of development, other than demolition, written approval of the Local Planning Authority is required to — a scheme of landscaping and tree planting for the site (indicating the number, species, heights, planting positions and sizes) for all trees removed. The approved scheme shall be carried out in its entirety by a date not later than the end of the 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 approved maintenance schedule. Any trees or shrubs which are 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.

Given that there is no intent to remove any existing trees, and existing trees and shrubs shall be subject to protection measures (and overseen by Julian Wickes in relation to Planting Condition 4) we do not propose to include a requirement for replacement and tree planting in the scheme, such as, for instance, will either satisfy the requirements of Planting Condition 6 and allow this Condition to be formally discharged or the Condition may be omitted.

Planning Condition 10:
No development, other than demolition, shall commence until full details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the approved details prior to the first occupation of the associated dwelling and then maintained thereafter.
Reason: To ensure the development is completed in a satisfactory manner.
Details of the boundary treatment and locations are indicated on the Site Plan and Elevation drawings and are consistent with the boundary treatment intent originally illustrated on the planning consented drawings. As such, we trust this will satisfy the requirements of Planning Condition 10 and allow this Condition to be formally discharged.

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rev	date	initials	revision note

This drawing relates to proposed works at:
4 Pencarn Avenue, Coedkernew, Duffryn, Newport, NP10
8TJ, and is produced for planning purposes (Condition
discharge) only.

For structural details please refer to client appointed structural engineer's design and full specification.

Any/all demolition works subject to structural engineers approval and full design and specification.

All planning conditions to be approved prior to commencement of related works.

Drainage details are indicative only. Approval by local authority Building Control and Dwr Cymru/Welsh Water required prior to installation. Drainage design to be provided by drainage engineer.

Contractor to check all dimensions on site before commencement of any works, and any anomalies must be reported. Do not scale from drawings, figured dimensions only to be used.

Prior to commencement of works, full discussion and agreement to be made with immediate neighbours from confirmation of intended works to be carried out. Contractor must ensure full protection is provided to boundary. Client appointed party wall surveyor to confirm of Party Wall Notice is required to be served.



Project
4 Pencarn Avenue, Coedkernew,
Duffryn, Newport, NP10 8TJ.

Title
Proposed Site:
For Condition Discharge

Drawing Status	Drawn	Date	Scale
RIBA Stage 3 Developed Design	SQ	15.07.26	1:50@A2
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StephenQuinArchitects
07376 255946 | studio@sqarchitects.co.uk | sqarchitects.co.uk