

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

01633 656656
planning@newport.gov.uk
www.newport.gov.uk



Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Tracy

Surname

Gainey

Company Name

Address

Address line 1

4 Pencarn Avenue

Address line 2

Coedkernew

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP10 8TJ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Stephen

Surname

Quin

Company Name

Stephen Quin Architects

Address

Address line 1

16 Grosvenor Street

Address line 2

Treganna

Address line 3

Town/City

Caerdydd

Country

Postcode

CF5 1NH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

DEMOLITION OF GARAGE AND REPLACEMENT WITH NEW DWELLING
4 Pencarn Avenue Coedkernew Newport NP10 8TJ

Reference number

20/0637

Date of decision (date must be pre-application submission)

01/10/2021

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2
Condition 4
Condition 6
Condition 9
Condition 10

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 2: Bird habitat mitigation- bird box specification and location indicated.
Condition 4: Arboriculturalist- Julian Wilkes of Treescene has been appointed.
Condition 9: External Finishing Materials- Render; Staffordshire blue engineering brick (to below DPC) plinth; rosemary tiled roof;
Condition 10: Boundary treatment- closeboarded timber fence panels on brick dwarf wall (same bricks as house plinth) to newly created boundary line between existing house and new.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stephen Quin

Date

27/07/2026