

Notice of Decision



Z Aubrey
South Wales Redrow
Redrow House
Copse Walk
Cardiff Gate Business Park
Cardiff
CF23 8RH

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0294**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) (INSOFAR AS THEY RELATE TO PLOTS 91-111 ONLY) OF 23/0682 S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1212 PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO PLOTS 91 to 111 AND THEIR ASSOCIATED LANDSCAPING AND ENGINEERING ONLY**

Site/Location: **University Of Wales College Newport, College Crescent, Caerleon, Newport, South Wales,**

Decision Date: **22nd 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 29th April 2025. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

01 The development shall be implemented in accordance with the following plans and documents:

Documents applicable to all site unless otherwise specified:

- Site Location Plan 18137(05)1090
- Proposed Site Plan 18137(05)1101revO except where updated by drawing CAE11-01-25-1001 S73 Planning Layout for the land edged black at plots 91-111, CAE8-01-23-1001 - NMA Planning Layout - Plots 76-90 - 25.07.23 insofar as it relates to NMA approved pursuant to 23/0656 only and CAE3-01-22-1000 - NMA Planning Layout - Plots 1-75, 79-81 insofar as it relates to NMA approved pursuant to 22/0922 only
- External Finishes Layout 18137(05)1103revG except where updated by drawing CAE11-01-25-1002 S73 External Materials Plan for the land edged black at plots 91-111, CAE8-01-23-1002 - NMA External Materials Layout - Plots 76-90 - 11.07.23 insofar as it relates to NMA approved pursuant to 23/0656 only and CAE3-01-22-1001 - NMA Materials Layout - Plots 1-75, 79-81 insofar as it relates to NMA approved pursuant to 22/0922 only
- Enclosures Layout 18137(05)1104revF except where updated by drawing CAE11-01-25-1003 S73 Boundary Enclosure Layout for the land edged black at plots 91-111, CAE8-01-23-1003 - NMA Boundary Enclosures Layout - Plots 76-90 - 11.07.23 insofar as it relates to NMA approved pursuant to 23/0656 only and CAE3-01-22-1002 - NMA Boundary Enclosures Layout - Plots 1-75, 79-81 insofar as it relates to NMA approved pursuant to 22/0922 only
- Proposed Street Elevations 1 18137(05)1106revE

- Proposed Street Elevations 3 18137(05)1108revD
- Enclosure Details (sheet 1 of 2) 18137(05)1109revA
- Enclosure Details (sheet 2 of 2) 18137(05)1115revA
- CAE11-01-25-1005 - S73 Affordable Housing Layout
- Refuse Collection Strategy Layout 18137(05)1113 revF except where updated by drawing CAE11-01-25-1004 - S73 Refuse Collection Layout for the land edged black at plots 91-111
- Storey Heights Plan 18137(05)1114revF
- Demolitions 18137(05)1112revA
- General Arrangement 184326A – A01revA
- Internal Layout – General Arrangement sheet 1 of 3 184326A – A02revE
- Internal Layout – General Arrangement sheet 2 of 3 184326A – A03revE
- Internal Layout – General Arrangement sheet 3 of 3 184326A – A04 revE
- Two Way Working SPA Sheet 1 of 3 184326A – AT_A03revB
- Two Way Working SPA Sheet 2 of 3 184326A – AT_A04revB
- Two Way Working SPA Sheet 3 of 3 184326A – AT_A05revB
- Turning Head SPA Sheet 1 of 3 184326A – AT_A06revD
- Turning Head SPA Sheet 2 of 3 184326A – AT_A07revD
- Turning Head SPA Sheet 3 of 3 184326A – AT_A08revD
- Fire Tender SPA Sheet 1 of 3 184326A – AT_A09revC
- Fire Tender SPA Sheet 2 of 3 184326A – AT_A10revC
- Fire Tender SPA Sheet 3 of 3 184326A – AT_A11revC
- Parking Bay Assessment SPA 184326A – AT_A12revC
- Landscape Strategy Edp5601_d016revd
- Detailed Soft Landscape Plan Edp5601_d025revH except where updated by drawing edp5601_d025ad sheet 5 for the land edged black at plots 91-111 and by edp5601_d025-S-Detailed Soft Landscape Plan pursuant to NMA 23/0656 plots 76-90 and edp5601_d025P insofar as it relates to NMA approved pursuant to 22/0922 plots 1-75 only
- Design and Access Statement 2nd issue
- Planning Statement by Lichfields November 2019 and PLANNING STATEMENT – S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF PLANNING PERMISSION 23/0682 PARC Y COLEG, CAERLEON APRIL 2025 relating to plots 91-111
- Environmental Statement
- Drainage Strategy Report CRE-HYD-XX-XX-R-C- 0001 R3
- Sustainability Statement
- UOSW-HYD-CA-XX-RP-ME-0001 P02
- Acoustic Report
- CAE-HYD-ZZ-XX-RP-Y- 0003 P03
- Structural Appraisal Report
- 04414-HYD-XX-XX-RP-S-0001 P5
- Noise Assessment
- E14704-ACO-EJ- 20190819 1
- Geo Environmental Risk Assessment 0011
- Outline Fire Safety Strategy
- C-04414-C/R/ME001 P05
- Redrow Homes Note on Fallback Baseline Position 26/11/19
- Construction Environmental Management Plan December 2020 Rev G
- Phasing Plan Document Redrow December 2020 Rev 4
- USW Caerleon Supplementary ES October 2020
- USE Caerleon ES Non-Technical Summary October 2020
- CGI Visualisations
- Proposed Site Sections – Sheet 1 18135 (05) 1116 revA
- Proposed Site Sections – Sheet 2 18135 (05) 1117revB
- Lodge Road Site Sections 18137 (05) 1118revA
- Movement Plan 18137 (05) 1120
- Hard Surfaces Plan 18137 (05) 1119 except where updated by drawing CAE11-01-25-1002 - S73 External Materials Plan for the land edged black at plots 91-111
- Swale sections – sheet 1 Hydrock CAE-HYD-XX-XX-DR-C-0214 PO2
- Swale sections – sheet 2 Hydrock CAE-HYD-XX-XX-DR-C-0215 P03
- Swale sections – sheet 3 Hydrock CAE-HYD-XX-XX-DR-C-0216 PO2
- Basin sections 1-2 Hydrock CAE-HYD-XX-XX-DR-C-0217 P01
- Drainage construction detail (Swale crossing) Hydrock
- CAE-HYD-XX-XX-DR-C-0200- P02 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922
- CAE-HYD-XX-XX-DR-C-0201- P02 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922
- CAE-HYD-XX-XX-DR-C-0202 -P02 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922
- CAE-HYD-XX-XX-DR-C-0203 - P02 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922
- CAE-HYD-XX-XX-DR-C-0402 - P07 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922
- CAE-HYD-XX-XX-DR C-0600 - P08 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922
- CAE-HYD-XX-XX-DR-C-0601 P07 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922
- CAE-HYD-XX-XX-DR-C-0604 P09 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922
- CAE-HYD-XX-XX-DR-C-0603 P06 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922
- Covering statement by Highlight Planning September 2022 insofar as it relates to plots 1-75 and approved pursuant to NMA 22/0922.
- Landscape and Ecology Management Plan by Edp December 2024
- Edp5601_r011revB
- Meadow creation method statement Edp5601_r010revA
- Detailed Soft Landscape Design with plot planting Edp5601_d031revL except where updated in part (sheet 4) by drawing Edp5601_d031 rev z and Edp5601_d031ad sheets 2 and 4 for the land edged black at plots 91-111, by

- edp5601_d031-O-Detailed Soft Landscape Design with Plot Planting for plots 76-90
- Proposed Footpaths Layout (trim trail area) Quad 19399 C-306Rev 6
- Engineering Layout Overall Plan Quad 19399 C-300-7Rev 3
- Technical Design Note – external Area (Acoustic note) Hydrock 04414-HYD-ZZ-XX-RP-Y-1001 P01
- After dig Knotweed Report Elcot environmental
- Final Gas Monitoring Report Integral Geotechnique
- Site Investigation Report Integral Geotechnique
- Redrow Sustainability Note Redrow December 2020 Rev 2
- Bat Loft Void – Elevations (Felthorpe Garage) 3766-FHBH-001 revA
- Bat Loft Void – Sections (Felthorpe Garage) 3766-FHBH-002revA
- HT Amberley Plans 18137(05)1200 revA
- HT Amberley Elevations (Brick) 18137(05)1201 revD
- HT Amberley Elevations (Render) 18137(05)1202 revD
- HT Cambridge – Plans 18137(05)1203 revA
- HT Cambridge – Elevations (Brick) 18137(05)1204 revE
- HT Cambridge – Elevations (Render) 18137(05)1205 revD
- HT Henley + – Plans 18137(05)1206 -
- HT Henley + – Elevations (Brick) 18137(05)1207 revC
- HT Letchworth Plans 18137(05)1209 -
- HT Letchworth Elevations (Brick) 18137(05)1210 revC
- HT Letchworth Elevations (Render) 18137(05)1211 revC
- HT Oxford + – Plans 18137(05)1212 -
- HT Oxford + – Elevations (Brick) 18137(05)1213 revC
- HT Oxford + – Elevations (Render) 18137(05)1214 revC
- HT Oxford Lifestyle Plans 18137(05)1215 -
- HT Oxford Lifestyle Elevations (Brick) 18137(05)1216 revC
- HT Oxford Lifestyle Elevations (Render) 18137(05)1217 revC
- HT Richmond – Plans 18137(05)1218 -
- HT Richmond – Elevations (Brick) 18137(05)1219 revC
- HT Stratford – Plans 18137(05)1220 -
- HT Stratford – Elevations (Brick) 18137(05)1221 revC
- HT Stratford – Elevations (Render) 18137(05)1222 revC
- HT Warwick – Plans 18137(05)1223 -
- HT Warwick – Elevations (Brick) 18137(05)1224 revD
- HT Warwick – Elevations (Render) 18137(05)1225 revD
- HT Welwyn + – Plans 18137(05)1226 -
- HT Welwyn + – Elevations (Brick) 18137(05)1227 revC
- HT Welwyn + – Elevations (Render) 18137(05)1228 revC
- AFF HT 2-1-3 Plans and Elevations 18137(05)1231 revC
- AFF HT 4-2-2 Plans and Elevations 18137(05)1232 revC
- AFF HT 5-3-3 Plans and Elevations 18137(05)1233 revC
- Dart – Plans & Elevations 18137(05) 1236-
- Avon Floor Plan 18137 (05)1234 -
- Avon –Elevations 18137 (05) 1235 -
- Garages – Single 18137(05)1250 -
- Garages Double Twin 18137(05)1251 -
- Garages Double 18137(05)1252 -
- Existing Gate Piers LHC 15024_GP_02.01 P1
- Proposed Gate Piers LHC 15024_GP_02.02 P2
- Teachers Block First Floor Demolition Plan LHC 15024_TB_02.12 P5
- Teachers Block Ground Floor Demolition Plan LHC 15024_TB_02.11 P5
- Teachers Block Roof Demolition Plan LHC 15024_TB_02.15 P5
- Teachers Block Second Floor Demolition Plan LHC 15024_TB_02.13 P5
- Felthorpe House Existing Floor Plan LHC 15024_F_02.10 P1
- Proposed Street Elevations Sheet 2 01.12.2020 18137(05)1107revD
- Visitor Parking / Traffic Calming Plan 11.12.2020 18137(05)1122 -
- Construction Traffic Memo WSP 07.12.2020 07 Dec 2020 -
- Technical Note (HGV routes) and probability analysis 18.12.2020 184772/N02 -
- Email confirming on-road cycle route no longer possible based on highway authority response. Redrow14.12.2020
- Arboricultural Implications Assessment & Arboricultural Method Statement Parts 1 and 2 Steve Ambler & Sons Ltd January 2021 Rev 3 and Arboricultural Assessment & Arboricultural Method Statement by Ambler & Sons Ltd January 2025 Rev 4 insofar as it relates to s73 plots 91-111 only.
- Technical Note by Steve Ambler and Sons – Potential Conflict on Trees Affected by SUDS features – Revision 1.
- Tree Report Sections 1-4 Powell Dobson 18135(05)1260 -
- Tree Report Sections 5-7 Powell Dobson 18135(05)1261 -
- Tree Report Sections 8-11 Powell Dobson 18135(05)1262 -
- Tree Report Sections 12-13 Powell Dobson 18135(05)1263 -
- Written Scheme of Investigation for archaeological watching brief Worcestershire Archaeology V2
- Technical Advice Note – Tree Translocation Specification and Plan Steve Ambler & Sons Ltd February 2021 V2
- 10338-205-1-B-Plots 76-90 Engineering Plan insofar as it relates to NMA approved pursuant to 23/0656 only
- 10338-205-2-Plots 76-90 Engineering Plan insofar as it relates to NMA approved pursuant to 23/0656 only
- 10338-205-3-A-Plots 76-90 Engineering Plan insofar as it relates to NMA approved pursuant to 23/0656 only
- 10338-205-4-A-Plots 76-90 Engineering Plan insofar as it relates to NMA approved pursuant to 23/0656 only

Documents applicable to plots 91-111 and pursuant to permission 25/0294 only:

- 10338 - SAB - 02 – 4 Bio retention verge details sheet 4
- 10338 - SAB - 02 - 1 D Bio Retention verge details
- Covering letter from Redrow dated 15th April 2025 as updated by email from Zoe Aubrey dated 9th June 2025
- 10338-401-S73 Refuse & Large Car Tracking Two Way
- 10338-402-S73 Refuse Tracking Turning Heads
- 10338-403-S73 Fire Tender Tracking
- 10338-404 Site sections
- 10338-400-3 Section 73 Engineering Plan sheet 3
- Green Infrastructure Statement
- Environmental Statement Compliance Statement by Lichfields 15 April 2025

Additional documents applicable to Listed Buildings phase:

- 22.47-EDS-PA2-ZZ-DR-A-(27)20 revision 01 Residents Lounge - Proposed Roof Terrace Railings
- 22.47-EDS-ZZ-XX-DR-A-(01)01 revision 02 Teacher's Block - Proposed Basement Plan
- 22.47-EDS-ZZ-XX-DR-A-(01)01 revision 05 Caretaker Lodge - Proposed Floor Plans
- 22.47-EDS-ZZ-XX-DR-A-(01)01 revision 05 Principals Residence - Proposed Floor Plans
- 22.47-EDS-ZZ-XX-DR-A-(02)01 revision 02 Caretaker Lodge - Proposed Elevations
- 22.47-EDS-ZZ-XX-DR-A-(01)02 revision 03 Teacher's Block - Proposed Ground Floor Plan
- 22.47-EDS-ZZ-XX-DR-A-(01)03 revision 02 Teacher's Block - Proposed First Floor Plan
- 22.47-EDS-ZZ-XX-DR-A-(01)04 revision 02 Teacher's Block - Proposed Second and Third Floor Plan
- 22.47-EDS-ZZ-XX-DR-A-(00)02 revision 08 Proposed Site Plan
- 22.47-EDS-ZZ-XX-DR-A-(02)01 revision 02 Principals Residence - Proposed Elevations
- 22.47-EDS-XX-ZZ-DR-A-(02)01 revision 03 Teacher's Block - Proposed Elevations 01, 02 & 03
- 22.47-EDS-XX-ZZ-DR-A-(02)02 revision 03 Teacher's Block - Proposed Elevations 04 & 05
- 22.47-EDS-XX-ZZ-DR-A-(02)03 revision 03 Teacher's Block - Proposed (02)03 Elevations 07, 08 & 09
- 22.47-EDS-XX-ZZ-DR-A-(02)04 revision 03 Teacher's Block - Proposed Elevations 10 11 & 12
- 22.47-EDS-XX-ZZ-DR-A-(02)05 revision 03 Teacher's Block - Proposed Elevation 13A
- 22.47-EDS-ZZ-XX-DR-A-(02)06 revision 03 Teacher's Block - Proposed Elevations 14, 15 & 16
- 22.47-EDS-XX-ZZ-DR-A-(02)07 revision 03 Teacher's Block - Proposed Elevation 17
- 22.47-EDS-ZZ-XX-DR-A-(02)08 revision 03 Teacher's Block - Proposed Elevation 19
- Proposed Residents Lounge Entrance Doors (Detail 1)
- 22.47-EDS-ZZ-XX-DR-PL-(20)23 revision 01 Proposed Residents Lounge Side Double Doors Detail (Detail 2)
- 22.47-EDS-ZZ-XX-DR-PL-(20)23 revision 01 Proposed Residents Lounge
- Concealed Door Detail (Detail 3)
- 22.47-EDS-ZZ-XX-DR-PL-(20)24 revision 01 Proposed Residents Lounge
- M&E & Floor make up details
- 22.47-EDS-ZZ-XX-DR-A-(27)01 revision 04 Teacher's Block - Proposed Roof Plan
- Timbek Method Statement – stained glass window relocation
- 2134-URB-XX-XX-DT-LA-301-Urban Tree Pit Detail and General Notes
- 2134-URB-XX-XX-DT-LA-302-Tree Guard Options
- 2134-URB-XX-XX-GA-LA-103-Detailed Planting Plan 3 of 3
- 2143-URB-XX-XX-GA-LA-101-Detailed Planting Plan 1 of 3
- 2143-URB-XX-XX-GA-LA-102-Detailed Planting Plan 2 of 3
- 2143-URB-XX-XX-SH-LA-201-Planting Schedule
- 2143-URB-XX-XX-SK-LA-002-P02
- Landscape Specification & Management Plan (A)
- Heritage Statement by Avalon August 2023
- ES Addendum Final Draft with Appendices by LRM Planning August 2023
- 22.47-EDS-ZZ-XX-DR-A-(00)02 drawing (00)03rev9

Where any plan for the listed building phase considered under permission 23/0682 conflicts with an approved plan of a separate consent for the whole site, the plans applicable to the listed buildings phase will take precedence.

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

- 02 The emergency access route to serve as a shared footpath and cycleway adjacent to plots 120 and 123 shall be undertaken and bollards installed in accordance with details approved pursuant to application reference 21/0993 or such other scheme as may first be submitted to and approved in writing by the Local Planning Authority, prior to occupation of plots 120 or 123, The works shall be retained as approved for lifetime of development.
Reason: In the interest of public safety and in accordance with policy GP4 of the adopted Local Development Plan.
- 03 The retaining wall along the north western boundary of the built development in association with the approved raingarden feature adjacent to plots 91-98 shall be undertaken in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. The wall shall be retained in accordance with the approved details for the lifetime of development. The retaining wall along the north eastern boundary of the built development shall be undertaken in accordance with details approved pursuant to application reference 21/0993 and retained in that state for the lifetime of development.
Reason: In the interests of amenity and public safety and in accordance with policy GP6 of the adopted Local Development Plan.
- 04 Prior to the commencement of any development on site or ground preparation/clearance works, the preparatory setting out and requirements associated with the installation of tree protection and replanting measures shall be inspected by a suitably qualified officer of the Council (i.e. the Tree Officer) along with the site Arboricultural Consultant and site manager.
Reason: To protect important landscape features within the site and in accordance with policy GP5 of the adopted Local Development Plan.
- 05 No development, to include demolition, shall commence until the Tree Protection Plan (in accordance with BS 5837:2012) has

been implemented in accordance with the approved Arboricultural Implications Assessment & Arboricultural Method Statement. The development shall be carried out in accordance with the approved Tree Protection Plan and the fencing shall be retained for the full duration of the development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features within the site and in accordance with policy GP2 and GP5 of the adopted Local Development Plan.

- 06 All works on site shall be undertaken in accordance with the approved Arboricultural Implications Assessment and Arboricultural Method Statement (revision 3) and Arboricultural Implications Assessment and Arboricultural Method Statement (revision 4 insofar as it relates to plots 91-111 only) and **"Arboricultural Implications Assessment & Arboricultural Method Statement January 2021 (revision 3) - Swales"** by Steve Ambler and Sons and all approved sectional/engineering drawings.

Reason: To protect important landscape features within the site and in accordance with policy GP2 and GP5 of the adopted Local Development Plan.

- 07 No development, to include demolition, shall commence until Steve Ambler & Sons Ltd, or an alternative arboriculturalist first agreed in writing by the Local Planning Authority, is formally instructed to oversee the project (to perform a Watching Brief) for the duration of the development. The appointed arboriculturalist shall be responsible for -

(a) Supervision and monitoring of the approved Tree Protection Plan;

(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 is in the correct location and is fit for purpose.

(c) Ensuring that all tree work is carried out in accordance with the approved Arboricultural Implications Assessment & Arboricultural Method Statement (to be Revision 3) required by condition 07 of this permission.

(d) Supervision and monitoring of the approved tree felling and pruning works;

(e) Supervision of the alteration or temporary removal of any Barrier Fencing;

(f) Oversee working within any Root Protection Area;

(g) Reporting to the Local Planning Authority;

(h) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.

Reason: To protect important landscape features within the site and in accordance with policy GP2 and GP5 of the adopted Local

- 08 Demolition methodology, site restoration, demolition timing and associated mitigation measures shall be undertaken in accordance with details approved pursuant to application 21/0456.

Reason: To safeguard interests of acknowledged importance and in accordance with policies SP9, GP5 and GP2 of the adopted Local Development Plan.

- 09 The works to widen, add to and improve the public right of way along the northern boundary hereby approved shall be completed no later than first occupation in phase 4 (as defined by the Phasing Plan Document) of the development. These works shall be in accordance with full details, including timetable for installation, approved pursuant to application 21/0993. a timetable for the installation of such measures and removal of the existing palisade fencing along the route, and a detailed plan of the area between the end of carriageway at St Cadocs Close and the PROW to clearly show works to be undertaken including relocation of existing street furniture if required. The works shall be retained in this state for the lifetime of development.

Reason: In the interests of amenity and active travel and to facilitate permeability and ease of access to and round the site and in accordance with policy GP6 and GP4 of the adopted Local Development Plan.

- 10 Prior to occupation of the last dwelling in phase 4 the trim trail located within the arboretum shall be completed and available for use in accordance with details approved pursuant to application 21/0993.

Reason: To deliver agreed improvements to recreational, open space and permeability related aspects of the development and safeguard valuable tree features on site and in accordance with policy GP4 and GP6 of the adopted Local Development Plan.

- 11 No flat in the main listed building hereby approved shall be occupied until the secure bike spaces within the basement of the building hereby approved are complete and available for use. These spaces shall be retained thereafter.

Reason: to ensure adequate provision is made for sustainable transport options on site and in accordance with policy GP4 of the adopted Local Development Plan.

- 12 No residential unit shall be occupied until the associated off road parking to serve the unit has been completed and is available for use.

Reason: In the interests of residential amenity and highway safety and in accordance with policy GP4 of the adopted Local Development Plan.

- 13 The scheme for the provision of traffic calming measures for each phase of development shall be installed in accordance with details approved pursuant to application 21/0993 and shall be retained for lifetime of development.

Reason: In the interest of residential amenity and public safety and in accordance with policy GP4 of the adopted Local Development Plan.

- 14 Notwithstanding the requirements of condition 15 no residential unit shall be occupied until the associated boundary enclosures for it have been erected in accordance with the enclosure layout plan(s) hereby approved. The enclosures shall be retained

thereafter.

Reason: To ensure a suitable means of enclosure is provided for residential amenity and to safeguard future occupiers from unacceptable road noise nuisance (specific to plots 20, 24, 25 and 33) and in accordance with policy GP2 and GP6 of the adopted Local Development Plan.

- 15 Notwithstanding the details provided on the approved site enclosures layout (revision F) the following plots shall not be occupied until boundary enclosures have been completed in accordance with details for such treatments approved pursuant to application 21/0993.
Plots 169/70
Plots 112-113 (inclusive)
Plots 135-139
The approved boundary enclosures shall be retained thereafter.
Reason: The plots are located in prominent positions and details shown on the approved layout are not acceptable. Alternative, high quality boundary enclosures must be provided in the interests of visual and residential amenity and in accordance with policy GP2 and GP6 of the adopted Local Development Plan.
- 16 Prior to occupation of plots 1, 2, 3, 4, 15-25, 33-41, 51-53, 112, 113, 130-132, 135-144 and 163-170, noise mitigation measures to the building fabric, façade glazing and mechanical ventilation and the plots shall be completed in accordance with the Noise Planning Report approved pursuant to application 21/0993. The approved measures must be retained thereafter.
Reason: To ensure that the amenities of future occupiers are protected and in accordance with policy GP2 of the adopted Local Development Plan.
- 17 Landscaping shall be undertaken for each phase of the new build residential development (excluding the listed buildings) in accordance with hard and soft landscaping and planting details approved pursuant to this application and discharge of condition approval 22/0640 and within the first full planting season following construction of the phase to which it relates. All landscaping shall thereafter be maintained in accordance with the details approved pursuant to this permission and permission reference 22/0640.
Reason: In the interests of visual and residential amenity, ecology, water management and the setting of heritage assets and protected tree features and in accordance with policy GP5 and GP6 of the adopted Local Development Plan.
- 18 No house in the "avenue" of units in phase 1 (as defined by the Phasing Plan Document and are the units located on the road leading to the listed buildings) shall be occupied until their associated front gardens have been landscaped and enclosed in accordance with details hereby approved or to be agreed pursuant to conditions of this permission. Such features shall be retained thereafter for the lifetime of the permission.

Reason: To ensure a high quality development and to safeguard the setting of and important vistas to the listed buildings and in accordance with policy GP6 of the adopted Local Development Plan.
- 19 No apartment shall be occupied until its associated bin storage facilities have been completed in accordance with approved details. These facilities shall be retained for the lifetime of development.
Reason: To ensure adequate bin storage space is provided in an acceptable location and of acceptable design having regard to amenity and to safeguard the setting of the listed building and in accordance with policy W3 of the adopted Local Development Plan.
- 20 The Travel Plan measures and the summary and conclusion of the Transport Assessment (setting out on and off site mitigation) hereby approved shall be completed in accordance with the timetable for implementation approved pursuant to application 22/0441 and prior to occupation of any unit on site. This shall include the delivery of an electric vehicle charge point for at least every new build private dwelling.
Reason: to secure mitigation measures proposed, facilitate modal shift and limit impacts on traffic and air quality and in accordance with policy SP1 and GP2 and GP4 of the adopted Local Development Plan.
- 21 Prior to occupation of any residential unit in the converted listed buildings, full details of the Private Management Company that will be responsible for all communal spaces and areas it will manage along with associated works/structures on site not within the control of the Local Authority or SAB, shall be submitted to and approved in writing by the local planning authority. Such details shall include the title, layout plan, contact details, structure and responsibilities of the Company insofar as these relate to the site and its future maintenance.
The Private Management Company responsible for communal areas in the rest of the site shall be in accordance with details approved pursuant to application 21/0993.
Reason: In the interests of residential and visual amenity and to safeguard the long term interests of the listed buildings and their setting and in accordance with policy GP6 and SP9 of the adopted Local Development Plan.
- 22 Prior to occupation of any unit within the listed buildings hereby approved, means of preventing vehicular access to the formal gardens and associated spaces adjoining the listed buildings shall have been installed in accordance with details first submitted to and approved in writing by the Local Planning Authority. Such measures shall be retained thereafter.
Reason: To prevent the encroachment of vehicles within open space and setting of the listed buildings to the detriment of their amenity and character and in accordance with policy SP9 of the adopted Local Development Plan.
- 23 The electricity sub station shall be constructed in accordance with the details approved pursuant to application 21/0993 and retained in that state for the lifetime of development.
Reason: To safeguard the setting of the listed building and in accordance with policy SP9 of the adopted Local Development Plan.
- 24 Notwithstanding the approved site layout plan a minimum of 4no. Electric Vehicle charging points in communal/visitor parking spaces shall be provided prior to first occupation of any flat hereby approved in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. These shall be retained for the lifetime of development.
Reason: to encourage the use of ULEV in accordance with policy SP1 of the adopted Local Development Plan.
- 25 No more than 44 HGVs per week or 8 HGVs per day – Monday to Saturday only (whichever is the lower figure) shall access or

egress the site via the construction vehicle route hereby approved in association with this development. This shall include all such vehicles, including those associated with demolition, site preparation, construction and associated activities required by the development. For the purposes of this condition the largest HGV vehicle permissible along the route will be a 6 axle articulated lorry of no more than 16.5m length (including load) and 2.55m wide (including load) and no more than 5 of this type of vehicle will be allowed along the route in any calendar week – Monday to Saturday only. Such vehicles shall only use the route in accordance with the Construction Environmental Management Plan (revision G) that supports this application and the time and day restrictions contained therein. No abnormal loads shall travel along the construction route in the CEMP.
Reason: To safeguard residential amenity and highway safety and in accordance with policy SP1, GP2 and GP4 of the adopted Local Development Plan.

- 26 The applicant shall keep an up to date and legible log of all HGV, construction/demolition and delivery traffic accessing and egressing site in association with the development and make this log available for inspection by officers appointed by the Council upon request. This log must record the number, type (of vehicle including size), registration number, time and date of each vehicle entering and leaving site. The log shall be kept for the duration of development activity at the site.
Reason: To safeguard residential amenity and highway safety and in accordance with policy GP2 and GP4 of the adopted Local Development Plan.
- 27 If, during development, contamination not previously identified is found to be present at site then no further development shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.
Reason: To ensure the risk associated with previously unsuspected contamination at the site are dealt with through a remediation strategy to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. In accordance with policy GP2 of the adopted Local Development Plan.
- 28 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that order), schedule 2, part 2, class A, other than those approved no wall, fence, gate, hedge or other means of enclosure shall be erected or planted without the prior written permission of the local planning authority.
Reason: In the interests of the visual amenities of the area, the setting of the heritage assets and protected trees and highway safety in accordance with Policy GP2 and GP6, policy GP5 and policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
- 29 The development shall be undertaken in accordance with the Construction and Environmental Management Plan (CEMP) (revision G) that deals with the following matters:
- Construction Traffic Management Plan;
 - General construction site information;
 - Construction programme;
 - Storage & Compound Details;
 - Fencing, Security & Site Hoarding Details;
 - Noise & Vibration Management Plan;
 - Dust, Emissions & Odours Management Plan;
 - Cementitious Materials Controls;
 - Lighting Management Plan;
 - Contaminated Material Plan;
 - Construction Drainage Plan;
 - Green Infrastructure Plan;
 - Site Waste Management Plan; and
 - Contacts & Complaints.
- hereby approved and all recommendations or requirements stated therein unless a revised CEMP is first submitted to and approved in writing by the local planning authority or unless otherwise stated in conditions of this permission.
Reason: In the interests of residential amenity, the environment and public safety and in accordance with policy GP2 and policy SP1 of the adopted Local Development Plan.
- 30 No structures or planting above a height of 600mm above carriageway level will be permitted within any visibility splays hereby approved on the permitted site layout.
Reason: In the interest of highway safety and in accordance with policy GP4 of the adopted Local Development Plan.
- 31 The development shall be undertaken in full accordance with the Landscape and Ecology Management Plan (LEMP) (Edp, December 2024) and prescriptions/recommendations/measures contained therein and hereby approved unless a revised LEMP is first submitted and approved in writing by the Local Planning Authority or as otherwise specified or approved in conditions of this permission.
Reason: To safeguard ecological interests and ensure acceptable habitat management and in accordance with policy GP5 and policy SP9 of the adopted Local Development Plan.
- 32 All works affecting protected trees shall be undertaken under the supervision of the project Arborist. Notwithstanding the details provided, no works or landscaping/seeding of any description shall take place within the root protection areas.
Reason: To protect valuable tree features on site and in accordance with policy GP5 of the adopted Local Development Plan.
- 33 The sequential phasing of the development including the works to the heritage assets shall be undertaken in accordance with the Phasing Plan Document (Redrow, December 2020) hereby approved unless a revised Phasing Plan Document is first submitted to and approved in writing by the Local Planning Authority
Reason: To ensure the delivery of the listed building conversions at an acceptable stage of overall development and to safeguard these listed buildings, their setting, quality of development and amenity generally and in accordance with policy GP2 and policy SP9 of the adopted Local Development Plan.
- 34 Except where otherwise agreed in writing by the Local Planning Authority, no existing trees shall be felled, topped or lopped, and no existing hedges shall be removed.

Reason: To protect existing landscape features on the site and in accordance with policy GP5 of the adopted Local Development Plan.

- 35 No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area.
Reason: To protect important landscape features within the site and in accordance with policy GP5 of the adopted Local Development Plan.

- 36 Notwithstanding the layout plan hereby approved the parking/turning area serving the building known as Ty Hywell and located underneath the annotated canopy spread of the protected Cedar tree, shall be omitted and no hardsurfacing or parking facility provided in this area. The area shall thereafter be kept clear of parking facilities.

Reason: Parking underneath this tree is not good practice and will increase pressure for future lopping or potentially felling associated with resident fears of branch drop and associated property damage. This would be to the detriment of the long term health and maintenance of this visually impressive tree feature and in accordance with policy GP5 of the adopted Local Development Plan.

- 37 No lighting shall be installed on site unless in accordance with the details agreed pursuant to application 21/0993 or such other details that have first been submitted to and approved in writing by the Local Planning Authority. All approved lighting shall be retained in that state for lifetime of development.
Reason: In the interest of residential amenity and the setting of the listed buildings and in accordance with policy GP2, GP6 and SP9 of the adopted Local Development Plan.

- 38 The works hereby approved shall be fully carried out in accordance with the requirements and standards of the "Written Scheme of Archaeological Investigation for a watching brief" prepared by Worcestershire County Council dated 22nd January 2021.
Reason: In accordance with policy CE6 of the adopted Local Development Plan and to identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

- 39 Prior to first occupation of flats SF6 and FF6, lounge windows facing bedroom 2 in flats SF4 and FF4 respectively, shall be undertaken in accordance with an obscure glazing scheme first submitted to and approved in writing by the Local Planning Authority. The obscure glazing shall thereafter be retained for lifetime of development.

Reason: To protect the privacy and amenity of future occupiers. GP2 of the adopted Local Development Plan.

- 40 Prior to first occupation of flat GF18 in the converted teaching building, windows in the bedroom 1 and associated ensuite will be obscure glazed in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The obscure glazing shall be retained for lifetime of development.
Reason: To protect the privacy and amenity of future occupiers. Policy GP2 of the adopted Local Development Plan.

- 41 The scheme of landscaping relating to the Listed Building phase hereby approved shall be undertaken in accordance with an implementation timetable and maintenance scheme that shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of conversion works on any listed building. The landscaping shall thereafter be completed and thereafter maintained in accordance with the scheme approved.
Reason: To ensure a good quality landscape scheme is delivered in the interests of general amenity and the setting of the listed buildings. GP2, GP6, SP9 of the Local Development Plan.

- 42 Trees with guards planted in the listed building phase shall have tree protection in accordance with approved drawing 2134-URB-XX-XX-DT-LA-302-Tree Guard Options that will be retained for lifetime of development.
Reason: In the interest of visual amenity, protecting new tree planting and setting of the listed buildings. GP2 and SP9 of the Local Development Plan.

- 43 Notwithstanding details shown on approved drawings, prior to the commencement of their construction, full details of surfacing to all banked parking bays within the listed building phase and shown on drawing 22.47-EDS-ZZ-XX-DR-A-(00)02 (00)02rev08 shall be submitted to and approved in writing by the Local Planning Authority. This shall include kerbing details and differentiation of surfacing in tandem parking areas. The parking shall be undertaken in accordance with the approved details prior to the first occupation of the apartments they serve and retained for lifetime of development.
Reason: In the interest of visual amenity, residential amenity and setting of the listed buildings. GP2, GP4, GP6 and SP9 of the Local Development Plan.

- 44 Prior to first occupation of units 91-111, full details of the Air Source Heat Pumps (ASHPs) for each unit, including full acoustic specification and mitigation as required shall be submitted to and approved in writing by the Local Planning Authority. The ASHPs and associated acoustic mitigation shall be installed in accordance with approved details and retained for the lifetime of development.
Reason: To protect the amenity of existing and future occupiers. Policy GP2 of the adopted Local Development Plan.

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.

01 This decision relates to plan Nos stated in condition 01.

- 02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP4, SP9, SP10, SP12, SP13, SP15, SP17, SP18, GP2, GP3, GP4, GP5, GP6, GP7, CE3, CE6, H2, H3, H4, T4, CF1, CF2, CF12, W3 were relevant to the determination of this application.
- 03 The proposal is EIA development.
- 04 The development is subject to a legal agreement.

Signed on behalf of the Council



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

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0294

Decision Date: 22nd September 2025

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).