

Delegated Decision Report

Application No:	25/0588	Statutory Period Expires:	17th September 2025
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Site:	<i>The White Cottage Isca Road Caerleon Newport NP18 1QG</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 05 (WRITTEN SCHEME OF HISTORIC ENVIRONMENT MITIGATION) AND 06 (BIO DIVERSITY ENHANCEMENT) OF PLANNING PERMISSION 24/0833 FOR DEMOLITION OF REAR EXTENSION AND CONSTRUCTION OF 2NO. SINGLE STOREY REAR EXTENSIONS</i>		
Applicant:	<i>Dale</i>		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 24/0833 granted planning permission with conditions for demolition of a rear extension and construction of 2no. single storey rear extensions.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is a semi detached property located on Isca Road within the Caerleon Conservation Area.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application is seeking partial discharge of Condition 05 (Written Scheme of Investigation) and 06 (Biodiversity Enhancement) of planning permission 24/0833.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0833	DEMOLITION OF REAR EXTENSION AND CONSTRUCTION OF 2NO. SINGLE STOREY REAR EXTENSIONS	GRANTED WITH CONDITIONS	05/12/2024

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

- 5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

- 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

NONE.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

NONE.

6. CONSULTATION RESPONSES

6.1 GGAT/HENEB: No objection.

6.2 Ecology: No response.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Condition 05 (Written Scheme of Investigation) states;

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: 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.

8.1.2 A WSI has been produced by Archaeology Wales Ltd and submitted for consideration. HENEB have confirmed that the report meets professional standards and agree to the partial discharge of the condition.

8.1.3 As such, the partial discharge of the condition can be agreed.

8.2 Condition 06 (Biodiversity Enhancement) states;

Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

8.2.1 A statement has been submitted outlining the enhancement measures proposed, which includes bat box, bee hotel, bird nest box and a hedgehog nest box. An aerial plan is included within the statement showing location of the measures proposed and have confirmed that they will be completed within 12 months of completion of the development.

8.2.2 The Council's Ecologist has not offered a response, however the details are considered to be commensurate with the scale of development and are satisfactory.

8.2.3 As such, the partial discharge of the condition can be agreed.

9. OTHER CONSIDERATIONS

9.1 **Crime and Disorder Act 1998**

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 **Equality Act 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The details submitted for the partial discharge of Condition 05 and 06 of planning permission 24/0833 are acceptable.

10.2 The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Written Scheme of Investigation; 6875 – Discharge of Condition Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.