

Notice of Decision



J Griffiths
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REV 1

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0234**
Application Type: **Full**
Proposal: **PROPOSED NEW AGRICULTURAL ACCESS TO SERVICE EXISTING FARM BUILDINGS AND FARM HOLDING**
Site/Location: **Pen Y Groes , Penylan Road, Bassaleg, Newport, NP10 8RW**
Decision Date: **3rd July 2026**

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 6th May 2026. 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

01 The development shall be implemented in accordance with the following plans and documents: Justification Statement; 213 200 Rev A - Landscape Plan; Topographical Survey; Site Location Plan, Existing/Proposed Site/ Block Plans; Tree Protection Plan; Tree Constraints Plan; Green Infrastructure Statement.; Combined Arboricultural Impact Assessment/ Method Statement; BS5837 Tree Survey and Categorisation at Penygroes Tree Check 2026

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 Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Penylan Road for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

03 Prior to the felling of the Aspen Tree (T1) hereby approved, written approval of the Local Planning Authority is required for a scheme of compensatory tree planting for the site (indicating the number, species, the height and position of the tree). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter the trees, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. 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 residential and visual amenity and rural character having regard to policies SP5, GP2 and GP6 of the adopted Newport Local Development Plan.

Partially discharged by Newport City Council under 26/0671 on 24/09/2026

04 The access/driveway must be constructed in line with the measures outlined in the Arboricultural Impact Assessment/Method Statement undertaken by TreeCheck dated 06/05/26.

Reason: To ensure the development is carried out in a satisfactory manner and to protect the trees on site, in accordance with PPW12, and Policy GP5 of Newport Local Development Plan 2011-2026.

05 Prior to construction commencing, protective fencing in line with the Tree Protection Plan and the Arboricultural Impact Assessment/Method Statement undertaken by TreeCheck dated 06/05/26 shall be erected and maintained during the construction phase, and signed off by the Appointed Arb Consultant.

Reason: To ensure the trees on site are protected, in accordance with PPW12, and Policy GP5 of Newport Local Development Plan 2011-2026.

06 During the construction of the development, and entering of the Root Protection Areas, a watching brief shall be undertaken by the appointed Arboricultural Consultant who must oversee the works to confirm compliance throughout the project and provide NCC Tree Team with periodic reports to confirm compliance. The 'no dig' area 5m from the highway should be constructed under arboricultural supervision to ensure the topsoil layer is fully retained.

Reason: To ensure the trees on site are protected, in accordance with PPW12, and Policy GP5 of Newport Local Development Plan 2011-2026.

07 The scheme of landscaping, namely hedge planting, as detailed on 'Landscape Plan' hereby approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development.

Thereafter the hedging shall be retained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and retained until satisfactorily established. For the purpose of this condition, a full planting season shall mean the period from October to April.

Reason: To secure the satisfactory implementation of the proposal.

08 Any gate or other form of barrier across the access shall be positioned at least 14 metres back from the nearside edge of the highway boundary of Penylan Rd and shall be constructed to open into the site only.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

09 The post and rail fencing and the entrance gate shall be constructed in accordance with the approved plans: Existing and proposed site block plan, site location plan & Justification Statement and shall be retained as such for the lifetime of development.

Reason: To ensure the development is carried out in a satisfactory manner.

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.

The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP9, SP1, SP5 GP7 were relevant to the determination of this application.

Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

Bats often roost in trees, and work on these trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a tree in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are found to be present, no works of tree felling or removal of major limbs should take place unless a licence to

disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at: Natural Resources Wales Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000