

Notice of Decision



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TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **23/0971**
Application Type: **Full**
Proposal: **THE SUBDIVISION OF CURTILAGE & ERECTION OF TWO DETACHED DWELLING HOUSES**
Site/Location: **94 Allt-Yr-Yn Avenue, Newport, NP20 5DE**
Decision Date: **19th May 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 21st October 2025. 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

1. The development shall be implemented in accordance with the following plans and documents: P592d_L_001, P592d_L_002, P592d_L_003 Rev C, P592d_L_204 Rev B, P592d_L_200 Rev B P592d_L_201 Rev A, P592d_L_202, P592d_L_203, P592d_L_210 Rev A, P592d_L_211, P592d_L_212 Rev A, P592d_L_213, P592d_L_214, P592d_L_220 Rev B, P592d_L_221, LAS 507 01E, P0377_SK02s, P0377_SK02, P0377_SK03, P0377_SK04, P0377_SK05, P0377_SK06, P0377_SK07, P0377_SK08, P0377_SK09, P592 Topographical Survey 21705, P592 Allt Yr Yn Planning Statement, P592d_L_102, P592d_L_103
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

Pre- commencement conditions

2. Prior to the commencement of development, to include demolition/excavation, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan (CEMP) shall identify the steps and procedures that will be implemented during development resulting from the site preparation, groundwork and construction phases of the development regarding:
 - o noise mitigation measures - to minimise the creation and impact of noise;
 - o dust suppression measures, having regard to BRE guide 'Control of Dust from Construction and Demolition, February 2003;
 - o waste disposal;
 - o details of enclosure of working areas;
 - o details of contractor parking areas and construction site accesses and;

o wheel wash facility;

Development works shall be implemented in accordance with the approved CEMP.

Reason: To protect the amenities of nearby residents and in the interests of highway safety, in accordance with policies GP2, GP4 and GP7.

26/0530 – Partial Discharge of Condition 02 approved by Newport City Council approved on 13th August 2026

3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
4. Prior to the commencement of development details of proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be implemented prior to the occupation of the associated dwelling and maintained for the duration of the development.
Reason: In the interests of residential and visual amenity, in accordance with policies GP2 and GP6.
Details shown in the following documents: P592d_L_210_Rev C_Site Elevations 1 of 2 as Proposed, P592d_L_211_Rev D_Site Elevations 2 of 2 as Proposed, P592d_L_003_Rev E_Site Plan as Proposed, P592d_L_201_Rev C_Ground Floor Site Plan as Proposed, P592d_L_212_Rev A - Site Sections 1 of 2 as Proposed, P0377-SK09 Proposed Levels and Sections, P592d_L_213_Site Sections 2 of 2 as Proposed, P592d_L_214_Retaining Wall Site Sections as Proposed
5. No development shall commence until full details of the foul and surface drainage systems has been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented fully in accordance with the approved scheme prior to the occupation of any dwelling.
Reason: To ensure adequate drainage is provided.

26/0530 – Partial Discharge of Condition 05 approved by Newport City Council approved on 13th August 2026

Pre- occupation Conditions

6. Prior to the first beneficial use of the dwellings hereby approved, the areas indicated on the submitted plans to be set aside for parking and servicing shall have been provided in accordance with the details hereby approved. The parking and servicing areas shall be retained for the duration of the development and the garages hereby permitted shall only be used for the parking of private motor vehicles and for no other purpose, including any other purpose incidental to the enjoyment of the dwellinghouse. The visibility plays shown on the approved plans shall be provided and retained for the duration of the development.
Reason: To ensure that adequate space for turning of vehicles and on-site parking in the interest of highway safety and residential amenity.
7. Prior to the first beneficial use of the dwellings hereby approved, a scheme for the provision of electric vehicle charging points, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained for the duration of the development.
Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

26/0530 – Partial Discharge of Condition 07 approved by Newport City Council approved on 13th August 2026

General conditions

8. No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.
Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.
9. No development shall commence until details and plans showing the finished slab level of the building(s) hereby approved, together with cross sections through the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of visual amenities.
Details shown in the following documents: P592d_L_212_Rev A - Site Sections 1 of 2 as Proposed, P0377-SK09 Proposed Levels and Sections, P592d_L_213_Site Sections 2 of 2 as Proposed, P592d_L_214_Retaining Wall Site Sections as Proposed
9. No window or door openings (other than those shown on the approved plan) shall be formed in both side elevations of the dwellings hereby approved.
Reason: To protect the privacy and perceived overlooking of adjoining residents
10. No development shall commence until details and plans showing the finished slab level of the building(s) hereby approved, together with cross sections through the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of visual amenities.
Details shown in the following documents: P592d_L_212_Rev A - Site Sections 1 of 2 as Proposed, P0377-SK09 Proposed Levels and Sections, P592d_L_213_Site Sections 2 of 2 as Proposed, P592d_L_214_Retaining Wall Site Sections as Proposed
11. Prior to first beneficial occupation of the dwellings hereby approved, a scheme of ecological mitigation and enhancement shall be submitted to an approved in writing by the Local Planning Authority. The approved ecological mitigation and enhancement shall be implemented prior to the occupation of the development and retained thereafter.
Reason: In the interests of sustainable development and ecology, in accordance with policies SP1 and GP5.
Details shown in the following documents: P592d_L_210_Rev C_Site Elevations 1 of 2 as Proposed, P592d_L_211_Rev D_Site Elevations 2 of 2 as Proposed

12. Notwithstanding the submitted plans, prior to the commencement of development, 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 on planting and positions of all trees and shrubs). 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 and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die 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.

Details shown in the following documents: LAS 507 01E - Landscape Proposals

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 SP13, GP2, GP4, GP6, H4, H6 and T4 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.

The developer should avoid carrying out noisy development; (including land raising and demolition if required) except between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays. Noisy development should be avoided altogether on Sundays or Bank Holidays.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Signed on behalf of the Council



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Application Number: 23/0971

Decision Date: 19th May 2026

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).